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ADOPTED AUGUST 22, 1989





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# I. INTRODUCTION

JAMESTOWN WAS ORIGINALLY SETTLED AS A MINING CAMP ALONG THE BANKS OF WOODS CREEK IN AUGUST, 1848, AND BY THE PEAK OF THE GOLD RUSH, IT HAD SWELLED TO A THRIVING TRADING CENTER WITH A POPULATION OF 6,000. BY 1855, PERMANENT STRUCTURES HAD BEEN ERECTED TO HOUSE 30 STORES AND BUSINESSES INCLUDING A BANK, LIVERY STABLE, DOCTORS' OFFICES, DRUG STORES, BAKERY, BUTCHER SHOP, CHURCHES, SCHOOLS, MASONIC HALL, HOTELS, RESTAURANTS AND MANY SALOONS. DURING THE PERIOD BETWEEN 1850 AND 1860, SEVEN STRUCTURES WHICH REMAIN TODAY WERE CONSTRUCTED INCLUDING THE O'DONNELL HOUSE, MARENGO BUILDING, PEREIRA HOUSE, HADLEY BUILDING, HICKEY HOUSE, METHODIST CHURCH AND AN UNNAMED RESIDENCE.

THE PERIOD FROM 1860 TO 1890 SAW A DECLINE IN JAMESTOWN'S AND THE COUNTY'S OVERALL POPULATION. A REBIRTH OF PROSPERITY WAS EFFECTUATED BY THE ADVENT OF HARD-ROCK MINING FROM 1893 TO 1906. IN 1897, JAMESTOWN BECAME AND REMAINED A TRANSPORTATION CENTER WITH THE PROPITIOUS ARRIVAL OF THE SIERRA RAILROAD. SEVERAL EXISTING BUILDINGS ON MAIN STREET, INCLUDING THE WILLOW HOTEL, WERE CONSTRUCTED DURING THIS AUSPICIOUS TIME.

FROM 1900 TO THE PRESENT, JAMESTOWN HAS EXPERIENCED AN UNDULATION IN THE DECLINE AND BOOM OF ITS GROWTH PATTERN. THE 1930'S BROUGHT PROSPERITY WITH THE REOPENING OF THE GOLD MINES. THIS BOOM WAS TEMPORARY, HOWEVER, WITH THE FEDERAL GOVERNMENT'S CLOSING OF THE GOLD MINES IN ORDER TO DIVERT THE MINING INDUSTRY TOWARDS PRODUCTS NECESSARY TO MEET THE DEMANDS OF THE MILITARY DURING WORLD WAR II. A DECLINE IN JAMESTOWN'S COMMERCE ENSUED AND WAS TO LAST UNTIL THE 1970'S.

IN THE 1970'S, JAMESTOWN UNDERWENT A REBIRTH DUE TO THE GROWTH OF THE COUNTY AND THE OVERALL INCREASE IN TOURISM AND MINING. A RESURGENCE OF COMMERCIAL DEVELOPMENT HAS OCCURRED ALONG MAIN STREET AND HIGHWAY 108. IN ORDER TO CONTROL THE GROWTH AND PRESERVE THE HISTORIC GOLD RUSH CHARACTER OF JAMESTOWN, LOCAL RESIDENTS PETITIONED THE BOARD OF SUPERVISORS TO PREPARE SPECIFIC DEVELOPMENT GUIDELINES FOR THE JAMESTOWN COMMUNITY. IN 1986, THE JAMESTOWN AREA PLANNING COMMISSION WAS APPOINTED TO PREPARE SUCH GUIDELINES AND THIS PLAN IS THE PRODUCT OF THEIR LABORS.

# JAMESTOWN AREA PLAN MAPS

THE MAPS INCLUDED WITHIN THIS DOCUMENT INDICATE THE TYPE, INTENSITY AND DISTRIBUTION OF LAND USE WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES. THE JAMESTOWN AREA PLAN UTILIZES THE COUNTY GENERAL PLAN'S EIGHT MAJOR CATEGORIES OF LAND USE DESIGNATION. THESE LAND USE CATEGORIES, THEIR POPULATION DENSITY AND RESIDENTIAL BUILDING INTENSITY STANDARDS ARE DESCRIBED AS FOLLOWS:

## URBAN DESIGNATIONS

<u>RESIDENTIAL</u>	MAXIMUM POPULATION DENSITY /A	MAXIMUM BUILDING INTENSITY /B
HIGH DENSITY		
URBAN RESIDENTIAL (MR)	4	12,500 SQ.FT.
	OR 15 /C	1 ACRE
LOW DENSITY		
URBAN RESIDENTIAL (SR)	1	7,500 SQ.FT.
	OR 6 /C	1 ACRE
<u>COMMERCIAL</u>		
NEIGHBORHOOD (NC)	1 /D	2,500 SQ.FT.
SHOPPING CENTER (SC)	5 /E	2,500 SQ.FT.
VISITOR SERVING (VC)	1 /D	2,500 SQ.FT.
	OR 174 /F	2 ACRES

## NON-URBAN DESIGNATIONS

### RESIDENTIAL/AGRICULTURAL

ESTATE (ER)	1	2 ACRES
RURAL (RR)	1	5 ACRES LARGE
LOT (LR)	2	37 ACRES

### RESOURCE

AGRICULTURAL (AG) AND RANGELAND (WA)	2	37 ACRES
---	---	----------

<u>OPEN SPACE (O)</u>	1 /D	5,000 SQ.FT.
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### INDUSTRIALLY DESIGNATED AREAS

LIGHT (LI)	1 /D	7,500 SQ.FT.
HEAVY (HI)	1 /D	7,500 SQ.FT.

<u>PARKS AND RECREATION (R/P)</u>	1 /D	5,000 SQ.FT.
	OR 174 /D	2 ACRES

<u>PUBLIC/INSTITUTIONAL/SCHOOL</u>	NA	NA
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BUILDING INTENSITY FOR NON-RESIDENTIAL USES IN THE COMMERCIAL AND INDUSTRIAL AREAS SHALL BE AS FOLLOWS:

NEIGHBORHOOD GENERAL COMMERCIAL (NC) - SMALL-SCALE RETAIL AND OFFICE OPERATIONS, IN ENCLOSED BUILDINGS NOT EXCEEDING 40 FEET IN HEIGHT (BUT MAY BE INCREASED AFTER SPECIAL REVIEW BASED UPON TOPOGRAPHY AND AESTHETIC COMPATIBILITY AND UPON APPROVAL OF A USE PERMIT), PROVIDING A BROAD RANGE OF CONVENIENCE AND COMPARISON GOODS AND SERVICES SUCH AS BANKS, BARBER SHOPS, CLOTHING SALES, DRUG STORES AND GROCERY STORES. GENERALLY FEWER CLIENTS AND AUTOMOBILES PER ESTABLISHMENT THAN WOULD BE EXPECTED IN A SHOPPING CENTER GENERAL COMMERCIAL AREA BECAUSE THE MARKET AREA SERVED IS SMALLER.

SHOPPING CENTER GENERAL COMMERCIAL (SC) - LARGE-SCALE RETAIL AND OFFICE OPERATIONS, IN ENCLOSED BUILDINGS NOT EXCEEDING 40 FEET IN HEIGHT (BUT MAY BE INCREASED AFTER SPECIAL REVIEW BASED UPON TOPOGRAPHY AND AESTHETIC COMPATIBILITY AND UPON APPROVAL OF A USE PERMIT), AND INCLUDING OUTSIDE STORAGE AND DISPLAY, PROVIDING A BROAD RANGE OF CONVENIENCE AND COMPARISON GOODS AND SERVICES. ESTABLISHMENTS IN THIS CATEGORY HAVE A LARGER MARKET AREA AND GREATER VOLUME OF CUSTOMERS THAN ESTABLISHMENTS IN THE NEIGHBORHOOD GENERAL COMMERCIAL CATEGORY. FOR EXAMPLE, A FURNITURE STORE, DEPARTMENT STORE, SUPERMARKET, AUTOMOBILE SALES, OR LUMBER YARD, WOULD BE TYPICAL OF ESTABLISHMENTS IN THIS CATEGORY. EACH OF THESE GENERATE A CONSIDERABLE AMOUNT OF TRAFFIC AND SERVE A LARGE VOLUME OF CUSTOMERS. THEY REQUIRE LARGE PARCELS WITH EXTENSIVE PARKING LOTS.

VISITOR SERVING COMMERCIAL (VC) - THESE USES CATER TO THE TRAVELER PASSING THROUGH TUOLUMNE COUNTY. HEIGHT LIMITS SHALL GENERALLY BE 40 FEET (BUT MAY BE INCREASED AFTER SPECIAL REVIEW BASED UPON TOPOGRAPHY AND AESTHETIC COMPATIBILITY AND UPON APPROVAL OF A USE PERMIT). EXAMPLES OF ESTABLISHMENTS WHICH ATTRACT OR SERVE TOURISTS INCLUDE MOTELS, RESTAURANTS, GAS STATIONS AND REAL ESTATE OFFICES.

LIGHT INDUSTRIAL (LI) - CONTAIN USES WHICH DEMONSTRATE BY THE QUALITY OF THEIR DEVELOPMENT AND THE NATURE OF THEIR OPERATIONS THAT THEY CAN LOCATE IN CLOSE PROXIMITY TO RESIDENTIAL AND COMMERCIAL USES WITH A MINIMUM OF NUISANCE OR ENVIRONMENTAL CONFLICT. TYPICAL USES

INCLUDE EQUIPMENT REPAIR FACILITIES, STORAGE OF EQUIPMENT AND MATERIALS, AND GENERAL MANUFACTURING. HEIGHT LIMITS SHALL BE 40 FEET (BUT MAY BE INCREASED AFTER SPECIAL REVIEW BASED UPON TOPOGRAPHY AND AESTHETIC COMPATIBILITY AND UPON APPROVAL OF A USE PERMIT). STRICT BUFFERING AND DESIGN STANDARDS WOULD BE ADHERED TO BY INDUSTRIES LOCATED IN THESE AREAS.

HEAVY INDUSTRIAL (HI) - DUE TO THE NATURE OF THEIR OPERATION, USES IN THIS CATEGORY ARE TYPICALLY INCOMPATIBLE WITH RESIDENTIAL AREAS. THEIR OPERATIONS MAY BE NOISIER THAN THOSE OF USES IN THE LIGHT INDUSTRIAL AREAS. THE USES IN THIS CATEGORY SUCH AS SAWMILLS, ROCK CRUSHERS AND JUNK YARDS, USUALLY REQUIRE LARGE PARCELS OF LAND WITH ACCESS SUITABLE FOR USE BY HEAVY TRUCK AND TRAILER RIGS. HEIGHT LIMITS SHALL BE 40 FEET (BUT MAY BE INCREASED AFTER SPECIAL REVIEW BASED UPON TOPOGRAPHY AND AESTHETIC COMPATIBILITY AND UPON APPROVAL OF A USE PERMIT).

THE INTENSITY OF DEVELOPMENT WILL BE FURTHER CONTROLLED THROUGH SETBACK REQUIREMENTS, AND OFF-STREET PARKING REQUIREMENTS TO PROVIDE FOR EMPLOYEES AND CUSTOMERS.

THE LAND USE DESIGNATIONS ON THE AREA PLAN MAPS ARE BASED ON THOSE ORIGINALLY ASSIGNED IN THE COUNTY GENERAL PLAN WITH MODIFICATIONS TO REFLECT THE DESIRABLE GROWTH PATTERNS OF JAMESTOWN. THE LAND USE MAP OF THE JAMESTOWN AREA PLAN IDENTIFIES AREAS FOR NEW DEVELOPMENT OF MULTIPLE-FAMILY HOUSING, NEIGHBORHOOD COMMERCIAL CENTERS, COMMUNITY PARKS AND RECREATIONAL AREAS AND AREAS TO BE RETAINED AS OPEN SPACE TO PRESERVE WILDLIFE HABITAT AND TO RETAIN VISUAL BUFFERS.

#### FOOTNOTES

- /A "POPULATION DENSITY" IS THE NUMBER OF RESIDENTIAL UNITS PERMITTED ON A SINGLE PARCEL MULTIPLIED BY THE "MEAN HOUSEHOLD SIZE" AS DETERMINED BY THE 1980 U.S. CENSUS. IN THE CASE OF SINGLE FAMILY DWELLINGS, THE "MEAN HOUSEHOLD SIZE" IS 2.60 PERSONS. IN ALL OTHER CASES IT IS 2.43 PERSONS. FOR EXAMPLE:  $SR = 6 \times 2.60 = 15.60$  PERSONS PER ACRE;  $MR = 15 \times 2.43 = 36.45$  PERSONS PER ACRE;  $LR = 2 \times 2.60 = 0.14$  PERSONS PER ACRE.



- /B "BUILDING INTENSITY" IS A FUNCTION OF THE MINIMUM PARCEL SIZE ALLOWED AND THE MAXIMUM NUMBER OF UNITS ALLOWED PER PARCEL OR PER ACRE.
- /C ADDITIONAL UNITS ARE POSSIBLE THROUGH A DENSITY BONUS FOR PROVISION OF LOW AND MODERATE INCOME HOUSING UNITS IN ALL "RESIDENTIAL" DESIGNATIONS, ALTHOUGH SUCH INCREASES FELT TO BE MOST LIKELY TO OCCUR ONLY IN THE "SR" AND "MR" AREAS.
- /D IN CERTAIN "NON-RESIDENTIAL" AREAS, RESIDENTIAL USES SHALL BE LIMITED TO ONE (1) DWELLING UNIT PER PARCEL.
- /E HOTELS AND MOTELS ARE AN ACCEPTABLE USE IN THE "SC" AREA AND ALTHOUGH THE PARKING REQUIREMENTS AND HEIGHT LIMITATIONS ARE EXPECTED TO CONTROL THE DENSITY, A LAND AREA OF 500 SQUARE FEET PER UNIT IS APPROPRIATE.
- /F HOTELS AND MOTELS MAY BE APPROPRIATE USES IN THE "VC" AND "R/P" AREAS SUBJECT TO REVIEW ON A CASE-BY-CASE BASIS. THE DENSITY WOULD BE A LAND AREA OF 500 SQUARE FEET PER UNIT, BUT THE MINIMUM PARCEL SIZE WOULD BE INCREASED TO TWO (2) ACRES.









# JAMES TOWIN

## • DESIGNATIONS







# LAND USE DESIGNATION MAP LEGEND

## URBAN DESIGNATIONS

### RESIDENTIAL

MR	HIGH DENSITY (15 DU'S/GROSS ACRE MAX.)
SR	LOW DENSITY ( 6 DU'S/GROSS ACRE MAX.)

### COMMERCIAL

NC	NEIGHBORHOOD
SC	SHOPPING CENTER
VC	VISITOR SERVICE

## NON URBAN DESIGNATIONS

### RESIDENTIAL/AGRICULTURAL

ER	ESTATE ( 2 ACRES/MIN.)
RR	RURAL ( 5 ACRES/MIN.)
LR	LARGE LOT (37 ACRES/MIN.)
AG	AGRICULTURAL PRESERVE
WA	WILLIAMSON ACT

### INDUSTRIAL

LI	LIGHT
HI	HEAVY
R/P	PARK AND RECREATION
P	PUBLIC/INSTITUTIONAL/SCHOOL
O	OPEN SPACE

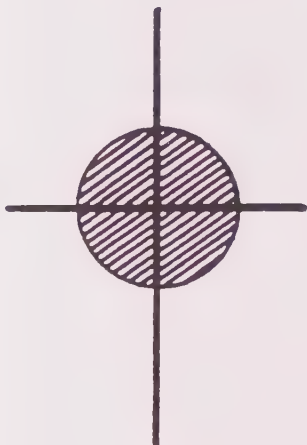
## CIRCULAR DESIGNATIONS

A "CIRCLE" ON THE AREA PLAN LAND USE MAPS IS USED TO DESIGNATE THOSE AREAS WHICH ARE APPROPRIATE FOR A PARTICULAR CATEGORY OF USES. THE "CIRCLE" IS NOT INTENDED TO BE "SPECIFIC" EITHER AS TO SIZE, OR AS TO LOCATION. IT IS INTENDED TO INDICATE THAT "IN THIS GENERAL AREA" THOSE USES ARE APPROPRIATE. THE ACTUAL LOCATION OF A FUTURE DEVELOPMENT

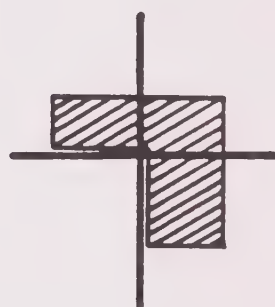
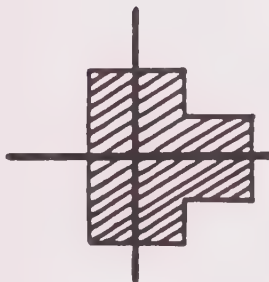
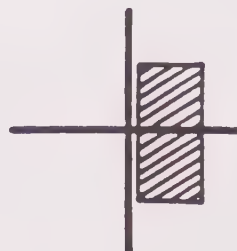
MAY VARY IN ANY DIRECTION FROM THE LOCATION OF THE "CIRCLE" BUT IT MAY NOT CROSS A PHYSICAL BARRIER THAT WAS IN EXISTENCE AT THE TIME THE MAP WAS PREPARED (I.E. A ROAD, OR A STREAM) UNLESS THE "CIRCLE" IS CLEARLY ON BOTH SIDES OF THE ROAD, ETC. PLEASE REFER TO THE FOLLOWING PAGE FOR GRAPHIC EXAMPLES OF CIRCULAR DESIGNATION CONSISTENCY.

LEGEND-  
ROAD OR STREET

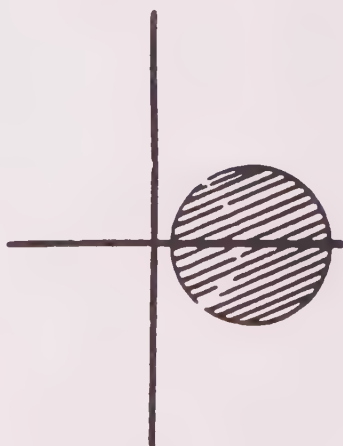
MAP



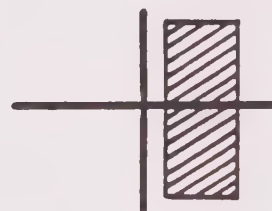
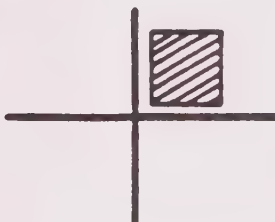
CONSISTENT



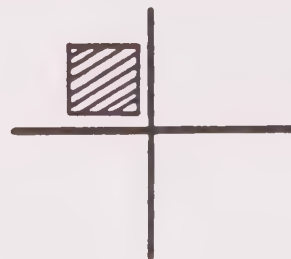
MAP



CONSISTENT



INCONSISTENT





## UPDATING AND AMENDING THE AREA PLAN

DUE TO INCREASES IN GROWTH RATES, INCREASES IN DEMANDS FOR SERVICES AND CHANGES IN PLANNING PHILOSOPHY, THERE WILL ALWAYS BE A NEED TO UPDATE AND AMEND THE JAMESTOWN AREA PLAN.

AMENDMENT TO THE AREA PLAN MAY BE MADE A MAXIMUM OF THREE (3) TIMES PER YEAR. THESE AMENDMENTS MAY INCLUDE CHANGES TO THE AREA PLAN MAPS AS WELL AS TO THE TEXTUAL CONTENT. THESE AMENDMENTS MUST BE APPROVED BY THE JAMESTOWN PLANNING COMMISSION AND THE TUOLUMNE COUNTY BOARD OF SUPERVISORS.

AT LEAST ONCE PER YEAR, THE JAMESTOWN AREA PLANNING COMMISSION WILL CONDUCT A REVIEW OF THE AREA PLAN DURING A PUBLIC HEARING TO ACCESS THE NEEDS OF THE COMMUNITY AND DETERMINE IF AMENDMENTS TO THE AREA PLAN TEXT SHOULD BE INITIATED TO DIRECT THE GROWTH OF JAMESTOWN TO MEET THOSE NEEDS.

## IMPLEMENTATION OF THE AREA PLAN

IMPLEMENTATION OF THE JAMESTOWN AREA PLAN SHALL BE IN ACCORDANCE WITH THE MEASURES FOR SUCH DESCRIBED HEREIN AND WITH COUNTY ORDINANCES AND RESOLUTIONS ESTABLISHING STANDARDS FOR GROWTH AND DEVELOPMENT. WHERE POLICIES OF THE JAMESTOWN AREA PLAN CONFLICT WITH COUNTY REQUIREMENTS, THE MORE RESTRICTIVE STANDARDS SHALL TAKE PRECEDENCE. NEW COUNTY REGULATIONS ADOPTED AFTER THE EFFECTIVE DATE OF THE JAMESTOWN AREA PLAN, WHICH ARE MORE RESTRICTIVE THAN SAID PLAN, SHALL BE INCORPORATED HEREIN WITHOUT FORMAL AMENDMENT TO THE AREA PLAN.

## II. PURPOSES AND GOALS

### PURPOSES

THE JAMESTOWN AREA PLAN IS BEING FORMULATED TO PROVIDE LOCAL PROPERTY OWNERS, RESIDENTS AND BUSINESSES WITH A DIRECT VOICE IN LAND USE DECISIONS, AND WILL PROVIDE SECURITY TO INDIVIDUAL LAND OWNERS AND PROVIDE A BASIS FOR DECISION MAKING IN REGARD TO FUTURE DEVELOPMENT POTENTIAL AND LAND UTILIZATION. THIS PLAN INCLUDES GOALS, POLICIES AND OBJECTIVES FOR FULFILLING THESE PURPOSES.

### GOALS

1. PRESERVE THE QUALITY OF LIFE IN JAMESTOWN.
2. RETAIN THE HISTORIC GOLD RUSH CHARACTER OF JAMESTOWN.
3. MAINTAIN THE RURAL, SMALL-TOWN ATMOSPHERE OF JAMESTOWN.
4. PROVIDE MECHANISM FOR GROWTH IN AN ORDERLY MANNER.
5. REGULATE DEVELOPMENT IN THE JAMESTOWN AREA THAT IS CONDUCTIVE TO ALL INTERESTED PARTIES.
6. CONSERVE THE NATURAL FEATURES AND RESOURCES OF JAMESTOWN AND ITS SURROUNDING LANDSCAPE.
7. PROVIDE THE SERVICES NECESSARY TO SUPPORT GROWTH AND DEVELOPMENT.
8. PROTECT THE SCENIC QUALITY OF THE JAMESTOWN AREA.

### III. GROWTH AND DEVELOPMENT

IN 1974, TUOLUMNE COUNTY CONDUCTED A SPECIAL CENSUS WHICH SHOWED A TOTAL POPULATION WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES TO BE 2,827. THE 1980 CENSUS CONDUCTED BY THE U.S. CENSUS BUREAU REVEALED A POPULATION OF 3,650, A GROWTH OF 823 PERSONS IN SIX YEARS, AT AN AVERAGE RATE OF 4.9 PERCENT. BY INTERPOLATING THE STATE DEPARTMENT OF FINANCES PROJECTION FIGURES FOR THE COUNTY OF TUOLUMNE AS A WHOLE, THE POPULATION OF JAMESTOWN IS EXPECTED TO REACH 4,991 BY THE YEAR 1990; 6,215 IN THE YEAR 2000; AND 7,769 IN THE YEAR 2010. THIS ANTICIPATED DOUBLING OF THE POPULATION IN THE NEXT 20 YEARS WILL CREATE A DEMAND FOR HOUSING, COMMERCIAL SERVICES, JOBS IN INDUSTRY AND RELATED PUBLIC SERVICES. THE CHALLENGES AND MECHANISMS FOR MEETING THESE DEMANDS, WHILE PRESERVING THE SMALL TOWN CHARACTER OF JAMESTOWN, ARE THE SUBJECT OF THIS SECTION.

#### POLICIES

1. A BALANCE BETWEEN INDUSTRIAL, COMMERCIAL AND RESIDENTIAL DEVELOPMENT IS DESIRED AND WILL BE ACTIVELY PURSUED.
2. THE EXISTING RURAL CHARACTER OF THE JAMESTOWN COMMUNITY WILL BE MAINTAINED BY PRESERVING THE MIXTURE OF URBAN AND NON-URBAN USES FOUND IN THE AREA.
3. THE DESIGNATION OF AREAS FOR NEW URBAN DEVELOPMENT WILL REFLECT THE PHYSICAL FEATURES AND NATURAL CHARACTERISTICS OF THE UNDEVELOPED PORTIONS OF THE JAMESTOWN AREA.
  - A. HAZARDOUS AREAS, SUCH A FLOOD-PRONE AREAS, GEOLOGICALLY HAZARDOUS AREAS (HAVING HIGH GROUND WATER, IMPERVIOUS SOILS AND STEEP SLOPES), AND HIGH OR EXTREME FIRE HAZARD AREAS MAY NOT BE SUITABLE FOR HIGH DENSITY URBAN DEVELOPMENT.
  - B. EXTENSIVE AREAS OF HIGH MINERAL RESOURCES, RANGELAND AND WILDLIFE HABITAT WILL BE PRESERVED FROM URBAN DEVELOPMENT FOR FUTURE DEVELOPMENT OF THOSE RESOURCES.



4. "URBAN DEVELOPMENT" IN THE JAMESTOWN AREA WILL BE DEFINED AS ANY RESIDENTIAL DEVELOPMENT WITH A DENSITY GREATER THAN 1 DWELLING UNIT PER 2 GROSS ACRES AND COMMERCIAL DEVELOPMENT.
5. URBAN DEVELOPMENT WILL BE REQUIRED TO BE SUPPLIED WITH PUBLIC WATER, PAVED ROADS AND ADEQUATE LEVELS OF FIRE PROTECTION AND POLICE PROTECTION AS DEFINED BY THE JAMESTOWN AREA PLAN.
6. URBAN DEVELOPMENT ON PARCELS OF 1/3 ACRE OR LESS, OR WITH DENSITIES OF 3 OR MORE DWELLING UNITS PER ACRE, WILL BE REQUIRED TO BE SERVED BY AND CONNECTED TO A PUBLIC SEWER SYSTEM. PUBLIC SEWER WILL ALSO BE REQUIRED IN THOSE AREAS WHERE HAZARDOUS CONDITIONS EXIST, SUCH AS HIGH GROUNDWATER, IMPERVIOUS SOILS OR STEEP SLOPES, IF PARCELS IN SUCH AREAS FAIL TO MEET THE REQUIREMENTS OF TITLE 13 OR FUTURE AMENDMENTS THERETO.
7. URBAN DEVELOPMENT WILL OCCUR IN AN ORDERLY, CONTIGUOUS MANNER AROUND THE JAMESTOWN TOWNSITE, IN ORDER TO MAINTAIN A COMPACT DEVELOPMENT PATTERN AND TO AVOID PREMATURE EXTENSION OF PUBLIC FACILITIES AND STRUCTURES.
8. NEW DEVELOPMENT WILL PAY ITS PRO-RATA SHARE OF THE LOCAL COST OF EXPANSION IN FACILITIES AND INFRASTRUCTURE WHICH IT GENERATES AND ON WHICH IT DEPENDS.
9. HILLSIDE DEVELOPMENT WILL BE DESIGNED AND LOCATED TO BE COMPATIBLE WITH, RATHER THAN IMPOSED ON, THE LANDSCAPE AND ENVIRONMENT BY MINIMIZING THE AMOUNT OF GRADING AND TOPOGRAPHICAL ALTERATION IT NECESSITATES. MINING PROJECTS WHICH ENTAIL SUBSTANTIAL TOPOGRAPHICAL CHANGES WILL BE REQUIRED TO RECLAIM THE LAND IN A MANNER COMPATIBLE WITH THE SURROUNDING LANDSCAPE.
10. SIGNS WILL BE COMPATIBLE WITH THE HISTORIC CHARACTER OF JAMESTOWN.
11. DESIGNATED HISTORIC BUILDINGS, SIGNIFICANT ARCHAEOLOGICAL SITES AND OTHER LANDMARKS THAT PROVIDE A TIE WITH THE PAST WILL BE EVALUATED AND, WHERE APPROPRIATE, PRESERVED AND/OR MONUMENTED TO IDENTIFY THE SIGNIFICANCE OF THESE CULTURAL RESOURCES.
12. ALL NEW DEVELOPMENT WILL BE ENCOURAGED TO BE DESIGNED IN A MANNER COMPATIBLE WITH JAMESTOWN'S HISTORIC THEME.

13. NEW DEVELOPMENT ALONG WOODS CREEK WILL STRICTLY ADHERE TO THE COUNTY'S WILDLIFE POLICIES.
14. NEW DEVELOPMENT WILL UTILIZE LANDSCAPING FOR AESTHETIC AND FUNCTIONAL PURPOSES.
15. DESIGN REVIEW GUIDELINES WILL BE FORMULATED FOR THE PRESERVATION OF THE HISTORIC CHARACTER OF JAMESTOWN.

#### IMPLEMENTATION MEASURES

1. COMMERCIAL DEVELOPMENT SHALL BE LIMITED TO AN ORDERLY MEASURED GROWTH PATTERN.
2. NEW HEAVY COMMERCIAL DEVELOPMENT SHALL BE PROHIBITED ALONG STATE HIGHWAY 108 BY ZONING COMMERCIALLY DESIGNATED AREAS TO C-1 (LIGHT COMMERCIAL) OR C-0 (NEIGHBORHOOD COMMERCIAL).
3. NEIGHBORHOOD COMMERCIAL DEVELOPMENT SHALL BE PROMOTED IN AREAS SUITABLE FOR SERVING AREA RESIDENTS THROUGH DESIGNATIONS ON THE AREA PLAN LAND USE MAPS.
4. INDUSTRIAL DEVELOPMENT SHALL BE CONCENTRATED IN ESTABLISHED INDUSTRIAL AREAS. PROPOSALS FOR NEW INDUSTRIAL DEVELOPMENT SHALL BE CLOSELY REVIEWED FOR COMPATIBILITY WITH EXISTING AND POTENTIAL SURROUNDING LAND USES.
5. A JAMESTOWN AREA IMPROVEMENT ASSOCIATION OR EQUAL SHALL BE FORMED TO ADMINISTER FEES COLLECTED FROM NEW DEVELOPMENT FOR ACQUISITION, CONSTRUCTION AND MAINTENANCE OF PEDESTRIAN WALKWAYS, BICYCLE PATHS, STREET LIGHTS, PARK AND RECREATIONAL FACILITIES AND PUBLIC PARKING FACILITIES.
6. IRRESPONSIBLE GRADING WITHIN THE JAMESTOWN PLANNING AREA SHALL BE PREVENTED BY STRICTLY ENFORCING THE GRADING STANDARDS OF TITLE 12 OF THE TUOLUMNE COUNTY ORDINANCE CODE.
  - A. NO GRADING SHALL BE PERMITTED BETWEEN OCTOBER 15 AND APRIL 15 WITHOUT AN EROSION CONTROL PLAN APPROVED BY THE COUNTY.

- b. All disturbed areas shall be revegetated immediately upon completion of grading operations unless otherwise provided in an approved erosion control plan. This plan shall take into consideration the local growing season.
- 7. No new structure shall extend above the highest point of the natural contours of a hillside unless a Use Permit is secured from the Jamestown Area Planning Commission.
  - 8. Signs within the Jamestown Area Plan boundaries shall comply with the specifications in Title 17 except as follows:
    - a. Detached signs exceeding 32 square feet in size shall be prohibited except for commercial or industrial center signs.
    - b. The maximum height of any detached or freestanding sign shall be 16 feet as measured from the highest elevation at centerline of roads as they front the site.
    - c. Design and appearance of signs shall conform to the Jamestown Design Review Guidelines.
    - d. Plastic signs shall be prohibited within the historic designated area.
    - e. Free standing signs shall be erected on bases that are in balance with the size of the sign. Recommended bases include historic artifacts and indigenous stone or rock walls or stands.
  - 9. All new development within the historic designated area and/or the Design Review area of Jamestown shall comply with the Jamestown Design Review Guidelines.
    - a. A Design Review Committee shall be formed and members appointed by the Board of Supervisors. The five (5) voting members shall be as follows:
      - 1) Four (4) members who reside within the Jamestown Area Plan boundaries.
      - 2) One (1) member who resides within the Jamestown Area Plan boundaries and who is a member of a County recognized historical society and is nominated by that society.

Effective 10/8/92



B. APPEALS OF THE DESIGN REVIEW COMMITTEE'S DECISIONS SHALL BE MADE TO THE JAMESTOWN AREA PLANNING COMMISSION.

10. NEW DEVELOPMENT WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES SHALL COMPLY WITH THE COUNTY'S LANDSCAPE ORDINANCES AND GUIDELINES (SEE APPENDIX H) EXCEPT AS FOLLOWS:

A. ALL TREES PROPOSED FOR REMOVAL SHALL BE DELINEATED ON A VEGETATION REMOVAL PLAN TO BE APPROVED BY THE JAMESTOWN AREA PLANNING COMMISSION. NO TREE REMOVAL SHALL COMMENCE UNTIL SAID PLAN HAS BEEN APPROVED. TREES TO BE REMOVED FROM A PARTICULAR SITE MAY BE REQUIRED TO BE REPLACED WITH LOCALLY ADAPTIVE SPECIES AT A RATIO OF 1:1. NEW PLANTINGS SHALL BE PURCHASED, PLANTED AND MAINTAINED AT THE COST OF THE PROPERTY OWNER.

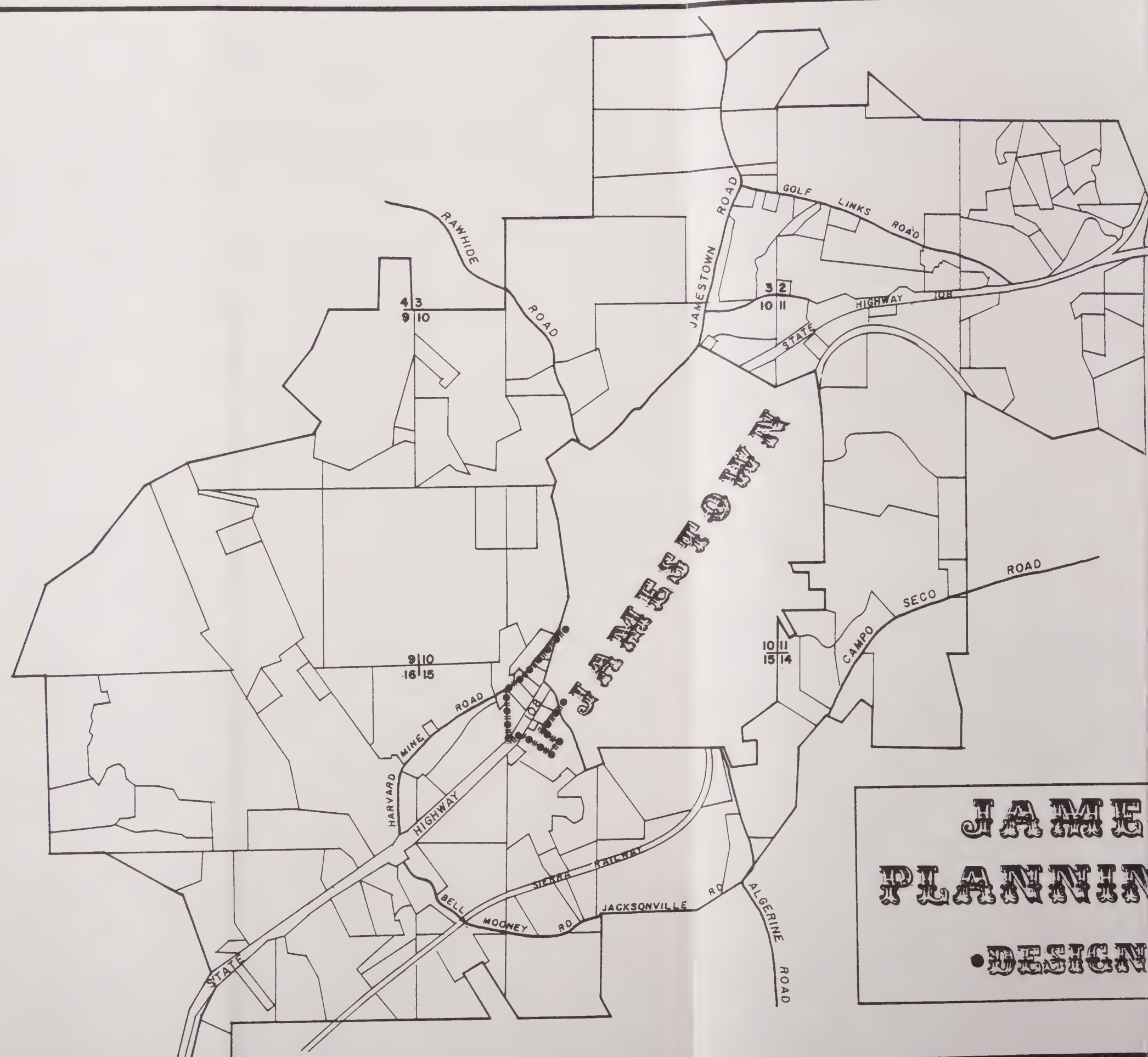
B. NO VEGETATION SHALL BE REMOVED EXCEPT AS NEEDED FOR FIRE SAFETY OR PUBLIC UTILITY FACILITIES ALONG DESIGNATED SCENIC CORRIDORS. THE WIDTH OF SAID CORRIDORS ARE AS FOLLOWS:

STATE HIGHWAY 108 - 20 FEET IN WIDTH FROM THE FRONT PROPERTY BOUNDARY OR THE CALTRANS RIGHT-OF-WAY, WHICHEVER IS GREATER.

C. LIQUIDAMBER STYRACIFLUA (SWEET GUM) HAS BECOME THE PREDOMINATE STREET TREE IN JAMESTOWN. INCLUSION OF THIS SPECIES IN LANDSCAPE PLANS SHALL BE ENCOURAGED.

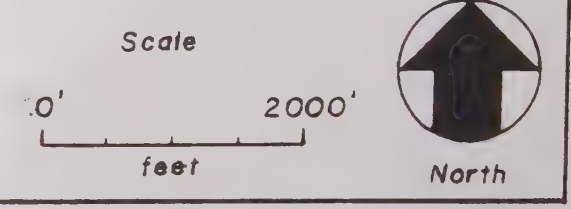
D. THE MINIMUM REQUIRED LANDSCAPE AREA ON PARCELS WITHIN THE HISTORIC DESIGNATED AREA ONLY SHALL BE 10 PERCENT.

11. PARCELS IDENTIFIED AS CONTAINING ECONOMICALLY IMPORTANT DEPOSITS OF SAND AND GRAVEL, STONE, GOLD AND OTHER MINERALS SHALL BE ZONED MPZ TO PROVIDE FOR FUTURE UTILIZATION OF THESE NATURAL RESOURCES.



LEGEND

●●●●●●●● DESIGN REVIEW BOUNDARY



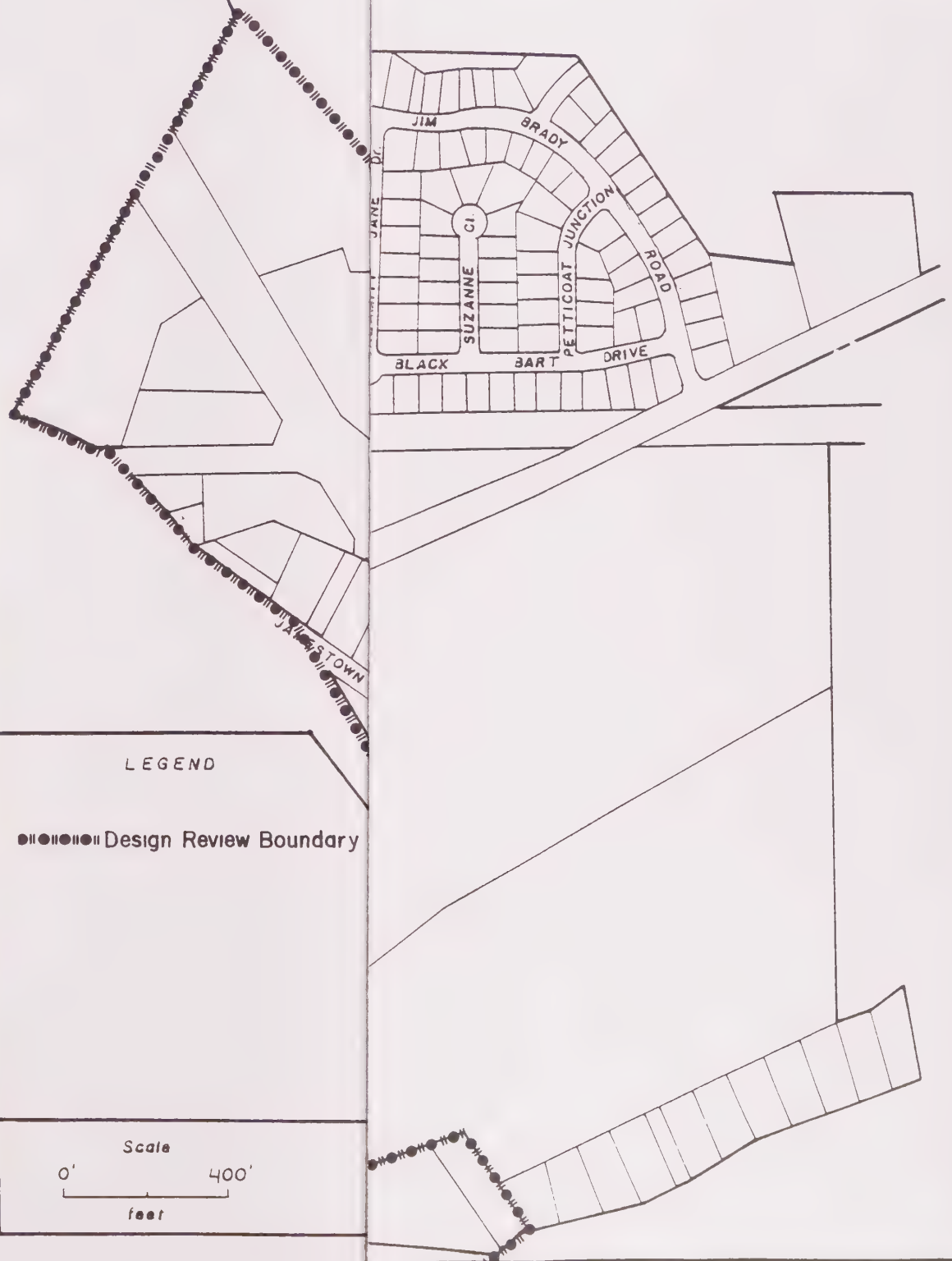
**JAMESTOWN  
PLANNING AREA  
• DESIGN REVIEW**





# MESSTOWN

## SIGN REVIEW





## IV. CULTURAL RESOURCE ELEMENT

THE JAMESTOWN AREA WAS FIRST POPULATED BY THE CENTRAL SIERRA MIWOK INDIANS WHO SUBSISTED BY GATHERING ACORNS AND WILD PLANTS AND HUNTING THE LOCAL GAME. BY 1848, HOWEVER, THE POPULACE OF JAMESTOWN WAS DOMINATED BY MINERS ATTRACTED TO THE AREA BY THE DISCOVERY OF GOLD IN WOODS CREEK. THE MINERS CREATED A SETTLEMENT OF TENTS, HUTS AND CABINS ALONG WOODS CREEK. IN THE SPRING OF 1849, THE EASILY MINED GOLD HAD DISAPPEARED AND THE MINING SETTLEMENT RELOCATED A MILE NORTH UP WOODS CREEK TO THE PRESENT DAY SITE OF JAMESTOWN. THE MOST IMPRESSIVE TENT IN THE NEW SETTLEMENT FEATURED A HOTEL, BAR AND TRADING POST AND WAS OWNED BY COLONEL GEORGE JAMES, AN ATTORNEY FROM SAN FRANCISCO. COLONEL JAMES LIVED IN A GRANDIOSE STYLE AND WAS GENEROUS TO THE MINERS WHO IN TURN NAMED THEIR COMMUNITY JAMESTOWN IN HONOR OF HIM. HARD TIMES BEFELL COLONEL JAMES, HOWEVER, AND HE SKIPPED TOWN ONE NIGHT LEAVING NUMEROUS DEBTS. AS A RESULT, A MOVEMENT MOUNTED TO CHANGE THE TOWN'S NAME TO AMERICAN CAMP BUT THE FAMILIAR NAME JAMESTOWN WAS SOON REINSTATED.

DUE TO JAMESTOWN'S GEOGRAPHIC LOCATION AS THE CENTER OF MANY MINING AREAS, IT DEVELOPED AS A TRADING AND TRANSPORTATION CENTER. BY 1855, JAMESTOWN HAD BECOME A THRIVING COMMERCIAL CENTER WITH 30 BUSINESSES INCLUDING A BANK, LIVERY STABLES, DRUG STORES, BAKERY, BUTCHER SHOP, HOTELS, SALOONS AND A TEN-PIN BOWLING ALLEY.

IN 1897, THE SIERRA RAILROAD WAS EXTENDED TO JAMESTOWN FURTHER ESTABLISHING THE TOWN AS A TRANSPORTATION CENTER. CAPTAIN WILLIAM NEVELLS BUILT A GRAND HOTEL WITH AN ORIENTAL ARCHITECTURAL STYLE NEXT TO THE TRAIN STATION AND JOHN PEREIRA AND G. A. LELAND SUBDIVIDED LAND NEARBY RESULTING IN AN EXPANSION OF JAMESTOWN'S BOUNDARIES.

DESPITE THE FIRES THAT RAVAGED JAMESTOWN THROUGH ITS HISTORY, MANY STRUCTURES DATING BACK TO THE 1850'S STILL REMAIN. THESE STRUCTURES ARE CONGREGATED ALONG JAMESTOWN'S MAIN STREET, AN AREA PROPOSED TO BE AN HISTORIC PRESERVATION DISTRICT. SUCH A DESIGNATION FOR THIS AREA WILL PROVIDE PROPERTY OWNERS WITH INCENTIVES FOR RESTORATION AND REHABILITATION OF THESE STRUCTURES AND ENSURE THAT THESE HISTORICALLY SIGNIFICANT STRUCTURES WILL STAND AS MONUMENTS TO THE HISTORY OF JAMESTOWN AND THE MOTHER LODGE.



## POLICIES

1. DESIGNATED HISTORIC BUILDINGS, SIGNIFICANT ARCHAEOLOGICAL SITES AND OTHER LANDMARKS THAT PROVIDE A TIE WITH THE PAST WILL BE EVALUATED AND, WHERE APPROPRIATE, PRESERVED AND/OR MONUMENTED TO IDENTIFY THE SIGNIFICANCE OF THESE CULTURAL RESOURCES.
2. ALL NEW DEVELOPMENT WILL BE ENCOURAGED TO BE DESIGNED IN A MANNER COMPATIBLE WITH JAMESTOWN'S HISTORIC THEME.
3. DESIGN REVIEW GUIDELINES WILL BE FORMULATED FOR THE PRESERVATION OF THE HISTORIC CHARACTER OF JAMESTOWN.
4. REHABILITATION AND RESTORATION OF HISTORIC BUILDINGS SHALL BE ENCOURAGED.

## IMPLEMENTATION MEASURES

1. UTILIZE THE JAMESTOWN HISTORICAL SURVEY TO IDENTIFY BOUNDARIES TO CREATE A DESIGNATED HISTORICAL PRESERVATION DISTRICT (HDP) ALONG MAIN STREET AND TO DESIGNATE INDIVIDUAL STRUCTURES AS HISTORIC (H).
2. ZONE ALL PARCELS WITHIN THE HISTORIC PRESERVATION DISTRICT TO HDP COMBINING. ALTHOUGH NOT ALL STRUCTURES IN THIS AREA ARE HISTORICALLY SIGNIFICANT, THE STRUCTURES COLLECTIVELY CONSTITUTE AN AREA WORTHY OF PRESERVATION AND ENHANCEMENT.
3. ZONE ALL PARCELS NOT IN THE HDP DISTRICT WHICH HAVE HISTORIC STRUCTURES OR FEATURES TO H COMBINING.
4. STRUCTURAL MODIFICATIONS CAUSING A CHANGE IN EXTERIOR APPEARANCE OF ANY STRUCTURE WHICH IS IN AN HISTORIC PRESERVATION DISTRICT OR WHICH IS DESIGNATED HISTORIC STRUCTURE SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE DESIGN REVIEW COMMITTEE APPOINTED BY THE BOARD OF SUPERVISORS.
5. DEMOLITION OF ANY DESIGNATED HISTORIC STRUCTURE WOULD REQUIRE AN ENVIRONMENTAL ASSESSMENT. THE PLANNING DIRECTOR WOULD DETERMINE WHETHER A NEGATIVE DECLARATION OR AN ENVIRONMENTAL IMPACT REPORT (EIR) IS APPROPRIATE FOR THE DEMOLITION OF ANY STRUCTURE IN AN HISTORIC

COMBINING DISTRICT. PERMITS FOR DEMOLITION MUST BE APPROVED BY THE BOARD OF SUPERVISORS.

6. THE BOARD OF SUPERVISORS SHALL HAVE THE POWER TO DELAY APPROVAL OF THE DEMOLITION OF ANY DESIGNATED HISTORIC STRUCTURE, IN ORDER TO PROVIDE INTERESTED PARTIES AN OPPORTUNITY TO PURCHASE THE PROPERTY.
7. ALL NEW CONSTRUCTION IN THE HISTORIC PRESERVATION DISTRICT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE JAMESTOWN DESIGN REVIEW COMMITTEE APPOINTED BY THE BOARD OF SUPERVISORS. THE PROPOSED PROJECT SHALL BE EVALUATED ON THE BASIS OF ITS COMPATIBILITY WITH THE SURROUNDING NEIGHBORHOOD.
8. THE COUNTY OF TUOLUMNE IS IN THE PROCESS OF BEING RECOGNIZED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR AND CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION AS A CERTIFIED LOCAL GOVERNMENT WHICH ALLOWS PROPONENTS OF HISTORIC RESTORATION PROJECTS AND PRESERVATION PROGRAMS TO APPLY FOR FEDERAL AND STATE GRANTS AND TAX BENEFITS.
9. ALL NEW DEVELOPMENT WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES WILL BE REVIEWED FOR ITS COMPATIBILITY WITH AND ITS IMPACT ON THE HISTORIC STRUCTURES IN THE HISTORIC PRESERVATION DISTRICT OF JAMESTOWN.
10. REHABILITATION PROJECTS OF HISTORIC STRUCTURES WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES WHICH ARE IN SUBSTANTIAL COMPLIANCE WITH THE FOLLOWING U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION SHALL BE EXEMPT FROM APPLICATION FEES FOR COUNTY PERMITS:
  - A. EVERY REASONABLE EFFORT SHALL BE MADE TO PROVIDE A COMPATIBLE USE FOR A PROPERTY WHICH REQUIRES MINIMAL ALTERATION OF THE BUILDING, STRUCTURE, OR SITE AND ITS ENVIRONMENT, OR TO USE THE PROPERTY FOR ITS ORIGINALLY INTENDED PURPOSE.
  - B. THE DISTINGUISHING ORIGINAL QUALITIES OR CHARACTER OF A BUILDING, STRUCTURE, OR SITE AND ITS ENVIRONMENT SHALL NOT BE DESTROYED. THE REMOVAL OR ALTERATION OF ANY HISTORIC MATERIAL OR DISTINCTIVE ARCHITECTURAL FEATURES SHOULD BE

AVOIDED WHEN POSSIBLE.

- C. ALL BUILDINGS, STRUCTURES, AND SITES SHALL BE RECOGNIZED AS PRODUCTS OF THEIR OWN TIME. ALTERATIONS THAT HAVE NO HISTORICAL BASIS AND WHICH SEEK TO CREATE AN EARLIER APPEARANCE SHALL BE DISCOURAGED.
- D. CHANGES WHICH MAY HAVE TAKEN PLACE IN THE COURSE OF TIME ARE EVIDENCE OF THE HISTORY AND DEVELOPMENT OF A BUILDING, STRUCTURE, OR SITE AND ITS ENVIRONMENT. THESE CHANGES MAY HAVE ACQUIRED SIGNIFICANCE IN THEIR OWN RIGHT, AND THIS SIGNIFICANCE SHALL BE RECOGNIZED AND RESPECTED.
- E. DISTINCTIVE STYLISTIC FEATURES OR EXAMPLES OF SKILLED CRAFTSMANSHIP WHICH CHARACTERIZE A BUILDING, STRUCTURE, OR SITE SHALL BE TREATED WITH SENSITIVITY.
- F. DETERIORATED ARCHITECTURAL FEATURES SHALL BE REPAIRED RATHER THAN REPLACED, WHEREVER POSSIBLE. IN THE EVENT REPLACEMENT IS NECESSARY, THE NEW MATERIAL SHOULD MATCH THE MATERIAL BEING REPLACED IN COMPOSITION, DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES. REPAIR OR REPLACEMENT OF MISSING ARCHITECTURAL FEATURES SHOULD BE BASED ON ACCURATE DUPLICATIONS OF FEATURES, SUBSTANTIATED BY HISTORIC, PHYSICAL, OR PICTORIAL EVIDENCE RATHER THAN ON CONJECTURAL DESIGNS OR THE AVAILABILITY OF DIFFERENT ARCHITECTURAL ELEMENTS FROM OTHER BUILDINGS OR STRUCTURES.
- G. THE SURFACE CLEANING OF STRUCTURES SHALL BE UNDERTAKEN WITH THE GENTLEST MEANS POSSIBLE. SANDBLASTING AND OTHER CLEANING METHODS THAT WILL DAMAGE THE HISTORIC BUILDING MATERIALS SHALL NOT BE UNDERTAKEN.
- H. EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND PRESERVE ARCHAEOLOGICAL RESOURCES AFFECTED BY, OR ADJACENT TO ANY PROJECT.
- I. CONTEMPORARY DESIGN FOR ALTERATIONS AND ADDITIONS TO EXISTING PROPERTIES SHALL NOT BE DISCOURAGED WHEN SUCH ALTERATIONS AND ADDITIONS DO NOT DESTROY



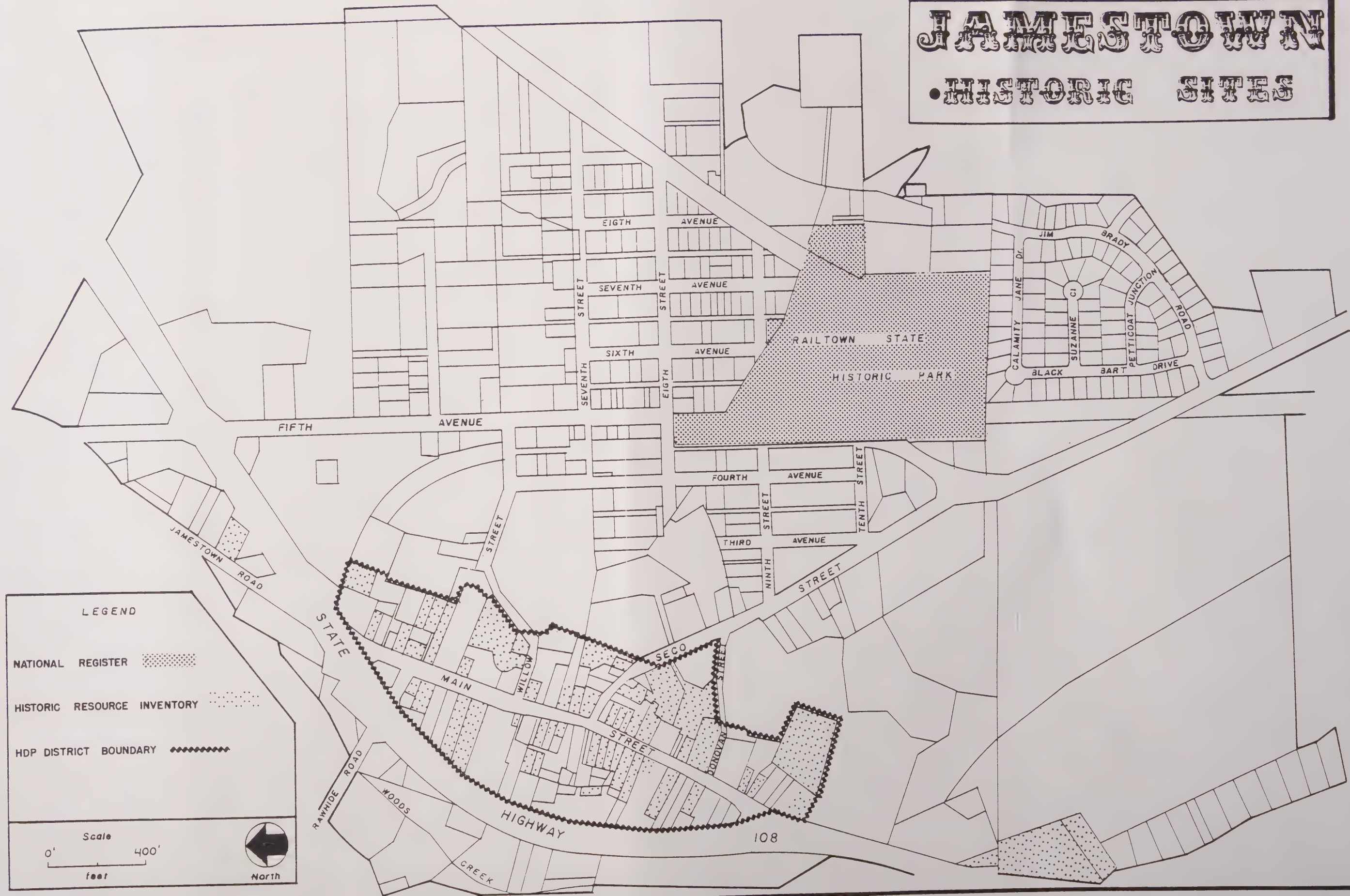
SIGNIFICANT HISTORICAL, ARCHITECTURAL, OR CULTURAL MATERIAL, AND SUCH DESIGN IS COMPATIBLE WITH THE SIZE, SCALE, COLOR, MATERIAL, AND CHARACTER OF THE PROPERTY, NEIGHBORHOOD, OR ENVIRONMENT.

- J. WHENEVER POSSIBLE, NEW ADDITIONS OR ALTERATIONS TO STRUCTURES SHALL BE DONE IN SUCH A MANNER THAT IF SUCH ADDITIONS OR ALTERATIONS WERE TO BE REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE STRUCTURE WOULD BE UNIMPAIRED.
11. TO QUALIFY FOR THE INCOME TAX INCENTIVE PROGRAMS UNDER THE TAX REFORM ACT OF 1986, REHABILITATION PROJECTS MUST COMPLY WITH THE STANDARDS FOR REHABILITATION LISTED ABOVE IN NO. 10 AND THE FOLLOWING U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR EVALUATING SIGNIFICANCE WITHIN REGISTERED HISTORIC DISTRICTS:
- A. A BUILDING CONTRIBUTING TO THE HISTORIC SIGNIFICANCE OF A DISTRICT IS ONE WHICH BY LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION ADDS TO THE DISTRICT'S SENSE OF TIME AND PLACE AND HISTORICAL DEVELOPMENT.
  - B. A BUILDING NOT CONTRIBUTING TO THE HISTORIC SIGNIFICANCE OF A DISTRICT IS ONE WHICH DOES NOT ADD TO THE DISTRICT'S SENSE OF TIME AND PLACE AND HISTORICAL DEVELOPMENT; OR ONE WHERE THE INTEGRITY OF THE LOCATION, DESIGN, SETTING, MATERIALS, WORKMANSHIP, FEELING AND ASSOCIATION HAS BEEN SO ALTERED OR HAS SO DETERIORATED THAT THE OVERALL INTEGRITY OF THE BUILDING HAS BEEN IRRETRIEVABLY LOST.
  - C. ORDINARILY BUILDINGS THAT HAVE BEEN BUILT WITHIN THE PAST 50 YEARS SHALL NOT BE CONSIDERED TO CONTRIBUTE TO THE SIGNIFICANCE OF A DISTRICT UNLESS A STRONG JUSTIFICATION CONCERNING THEIR HISTORICAL OR ARCHITECTURAL MERIT IS GIVEN OR THE HISTORICAL ATTRIBUTES OF THE DISTRICT ARE CONSIDERED TO BE LESS THAN 50 YEARS OLD.



# JAMESTOWN

## • HISTORIC SITES







## V. NATURAL RESOURCE ELEMENT

THE ORIGIN OF JAMESTOWN EMANATED FROM THE DISCOVERY OF GOLD IN WOODS CREEK. THIS GOLDEN NATURAL RESOURCE FOUND SO ABUNDANTLY IN THE MOTHER LODE BELT TRAVERSING THE JAMESTOWN AREA WAS THE KEYSTONE TO THE DEVELOPMENT OF THE SIERRA NEVADA FOOTHILLS IN THE 1850'S. THE SAME GEOLOGICAL FEATURES WHICH CREATED THE MOTHER LODE ALSO CREATED POTENTIAL HAZARDS FOR NEW DEVELOPMENT SUCH AS POTENTIAL GROUND SHAKING, SLOPE INSTABILITY AND STEEP SLOPES. DEVELOPMENT IN AREAS WHERE THESE HAZARDS EXIST MUST BE CAREFULLY REGULATED TO ENSURE PUBLIC SAFETY. THIS SECTION OF THE AREA PLAN DISCUSSES THESE NECESSARY REGULATIONS.

GOLD IS NOT THE ONLY SIGNIFICANT NATURAL RESOURCE IN THE JAMESTOWN AREA. ONCE THE EASILY ACCESSIBLE GOLD RESERVES WERE DEPLETED, THE ECONOMY OF JAMESTOWN SHIFTED TO MINING OTHER MATERIALS, SUCH AS GRAVEL, AND TO AGRICULTURAL INTERESTS SUCH AS CATTLE GRAZING ON THE ROLLING GRASSLANDS SURROUNDING THE TOWNSITE. WOODS CREEK PROVIDED FOOD AND SHELTER FOR A VARIETY OF FISH AND WILDLIFE SPECIES WHICH CONTINUE TO FLOURISH FROM ITS RESOURCES. THESE IMPORTANT NATURAL RESOURCES MUST BE PROTECTED FOR FUTURE UTILIZATION AND ENJOYMENT.

## A. CONSERVATION AND OPEN SPACE

### POLICIES

1. VOLUNTARY EFFORTS TO PROTECT AND ENHANCE WOODS CREEK AND TO EDUCATE THE CITIZENS OF JAMESTOWN ON ITS VALUES OF HISTORIC RESOURCE, WILDLIFE AND WILDLIFE CONSERVATION WILL BE ENCOURAGED.
2. THE CITIZENS OF JAMESTOWN RECOGNIZE THAT WOODS CREEK PROVIDES VALUABLE HABITAT FOR FISH AND WILDLIFE AND VALUABLE OPPORTUNITIES FOR NATURE STUDY, SCIENTIFIC RESEARCH, EDUCATION, OPEN SPACE AND RECREATIONAL PURSUITS SUCH AS HIKING AND MINING. THESE ATTRIBUTES OF WOODS CREEK ATTRACT VISITORS, A MAJOR SOURCE OF REVENUE FOR THE LOCAL ECONOMY.
3. A KEY GOAL WILL BE TO MAINTAIN A CONTINUOUS NETWORK OF VALUABLE WILDLIFE HABITAT THROUGHOUT THE COUNTY IN ORDER TO PROVIDE HABITAT CORRIDORS FOR WILDLIFE THAT MOVE BACK AND FORTH BETWEEN THE LARGER TRACTS OF HIGH-QUALITY HABITAT. THE REPRESENTATIVE CORRIDOR FOR JAMESTOWN IS WOODS CREEK AND THE RIPARIAN VEGETATION IT SUPPORTS ALONG ITS BANKS.
4. THE JAMESTOWN AREA PLANNING COMMISSION WILL SEEK TO MINIMIZE THE INHERENT CONFLICT BETWEEN DEVELOPMENT AND WILDLIFE HABITAT BY ENCOURAGING FUTURE DEVELOPMENT TO LOCATE IN THE LESS SENSITIVE, OR IMPORTANT HABITAT, AREAS OR ON SITES ADJACENT TO PREVIOUSLY DEVELOPED AND DISTURBED AREAS.
5. APPROPRIATE MEASURES WILL BE IMPOSED TO MITIGATE UNAVOIDABLE SIGNIFICANT IMPACTS ON WILDLIFE RESULTING FROM DEVELOPMENT. MITIGATION SHALL BE IN THE FORM OF HABITAT IMPROVEMENTS OR PROTECTION LOCATED IN AN AREA WHICH WOULD BE MOST ADVANTAGEOUS TO WILDLIFE.

### IMPLEMENTATION MEASURES

1. A MINIMUM OF 50 FEET FROM THE CENTERLINE OF WOODS CREEK SHALL BE ZONED OPEN SPACE AND RESERVED FOR WILDLIFE HABITAT AND SELECTED RECREATIONAL ACTIVITIES SUCH AS



HIKING, MINING AND NATURE STUDY. IN ORDER FOR A DEVELOPER TO UTILIZE THE MINIMUM SETBACKS THE PROPER AUTHORITY SHALL FIND THAT THE NARROWER SETBACK:

- A. WOULD NOT INCREASE THE POTENTIAL FOR EROSION, DUE TO SUBSTANTIAL LOSS OF EXISTING VEGETATION COVER ALONG THE CREEK'S BANKS AND SOIL AND SLOPE STABILITY, AND
- B. WOULD STILL ENCOMPASS THE 100-YEAR FLOODPLAIN, AND
- C. WOULD FULLY PROTECT EXISTING RIPARIAN VEGETATION AT THE SITE.

ALTERNATIVELY, THE SETBACKS MAY BE RENEGOTIATED IF THE PROPER AUTHORITY FINDS THAT THIS WOULD BE APPROPRIATE GIVEN EXISTING DEVELOPMENT NEAR WOODS CREEK IN THE VICINITY, OR IS NECESSARY TO AVOID A "TAKING" OF PRIVATE PROPERTY. IF SO, A WILDLIFE ENHANCEMENT PLAN WHICH INCLUDES CAREFUL DESIGN MEASURES SHALL BE REQUIRED TO PROTECT THE SIGNIFICANT RIPARIAN HABITAT. THIS WILDLIFE PLAN SHALL BE REVIEWED AND APPROVED BY THE JAMESTOWN AREA PLANNING COMMISSION.

- 2. A MINIMUM OF 70 FEET FROM THE CENTERLINE OF WOODS CREEK SHALL BE DESIGNATED AS A BUILDING SETBACK LINE. NO NEW STRUCTURES SHALL BE CONSTRUCTED, ERECTED OR PLACED CLOSER THAN 70 FEET FROM THE CENTERLINE OF WOODS CREEK. THE ALTERNATIVE DESCRIBED ABOVE IN NO. 1 COULD BE UTILIZED TO RENEGOTIATE THE BUILDING SETBACK LINE.
- 3. SURFACE RUNOFF FROM NEW DEVELOPMENT SHALL BE FILTERED THROUGH SEDIMENTATION BASINS, GREASE TRAPS, ETC., PRIOR TO DISCHARGE INTO WOODS CREEK TO MINIMIZE DEGRADATION OF ITS WATERS.
- 4. MINIMIZE THE NUMBER OF ROAD CROSSINGS OF STREAMS, AND DESIGN CROSSINGS TO BE PERPENDICULAR TO WOODS CREEK, THUS MINIMIZING IMPACTS ON RIPARIAN HABITAT. CONTAMINATED RUNOFF WATER SHALL NOT BE ALLOWED TO FLOW INTO WOODS CREEK WITHOUT FIRST PASSING THROUGH A CONTAMINATE FILTER.
- 5. WATER PROJECTS SUCH AS BRIDGES AND CHANNEL ALTERATIONS SHALL BE REQUIRED TO MAINTAIN INSTREAM FLOWS IN NATURAL WATERWAYS ADEQUATE TO MAINTAIN THE FISHERIES AND

RIPARIAN VEGETATION IN COOPERATION WITH THE CALIFORNIA  
DEPARTMENT OF FISH AND GAME.

6. CULVERTING, PIPING OR LINING OF WOODS CREEK BY PRIVATE ENTITIES IS DISCOURAGED UNLESS NO ALTERNATIVE IS FEASIBLE. WHERE VALUABLE RIPARIAN HABITAT IS DESTROYED BY SUCH NECESSARY ACTION, ALTERNATE HABITAT IMPROVEMENTS MAY BE REQUIRED ON OR OFF SITE.
7. REQUIRE DEVELOPERS OF NEW PROJECTS TO DEDICATE A 20-FOOT WIDE PUBLIC ACCESS EASEMENT ALONG, AND IN CERTAIN CASES TO, WOODS CREEK.

## B. RESOURCE PRESERVATION AND UTILIZATION

### POLICIES

1. LAND WILL BE USED FOR THE PURPOSE FOR WHICH IT IS MOST SUITED BY VIRTUE OF ITS INHERENT NATURAL CHARACTERISTICS, AS MODIFIED BY ITS LOCATIONAL RELATIONSHIPS, WHETHER IT BE URBAN DEVELOPMENT OR NATURAL RESOURCE PRESERVATION AND UTILIZATION.
2. URBANIZATION WILL OCCUR IN AN AREA LARGE ENOUGH TO MEET FORSEEABLE NEED. HOWEVER, THESE AREAS MAY BE EXPANDED AS URBAN SERVICES BECOME AVAILABLE. EXPANSIONS OF URBAN AREAS SHOULD NOT BE LOCATED SO AS TO REMOVE FROM PRODUCTION, AREAS OF HIGH MINERAL RESOURCE VALUE OR LANDS OF HIGH OR VERY HIGH RANGELAND VALUE (ON THE USDA/CDF COOPERATIVE SOIL VEGETATION SURVEY MAPS). IT IS UNDERSTOOD THAT THE ABOVE MENTIONED RESOURCE LANDS MUST BE CONSIDERED AS TO THEIR SIZE IN RELATIONSHIP TO THEIR ECONOMIC VIABILITY.
3. THE JAMESTOWN AREA PLANNING COMMISSION WILL ACT IN SUCH WAYS AS TO PRESERVE NATURAL RESOURCE AND WILDLIFE HABITAT AREAS, REDUCE EXPOSURE TO RISK IN HAZARDOUS AREAS, AND ENABLE RECREATIONAL OPPORTUNITIES TO BE MAINTAINED OR PROVIDED BY DESIGNATING THE FOLLOWING AREAS IN OPEN SPACE:
  - A. HAZARDOUS AREAS - SUCH AS AREAS WITHIN CREEK, STREAM OR RIVER FLOODWAYS.
  - B. WILDLIFE HABITAT - AS OUTLINED IN THE TUOLUMNE COUNTY WILDLIFE HANDBOOK.AGRICULTURE AND RECREATION ARE APPROPRIATE USES IN OPEN SPACE AREAS.
4. THE JAMESTOWN AREA CONTAINS ECONOMICALLY IMPORTANT DEPOSITS OF SAND AND GRAVEL, STONE, GOLD, AND OTHER MINERALS. SAND AND GRAVEL, STONE AND LIMESTONE AREAS ARE DELINEATED ON THE TUOLUMNE COUNTY GEOTECHNICAL INTERPRETIVE MAPS AS NATURAL RESOURCE AREAS. DEVELOPMENT WILL BE PLANNED SO AS NOT TO PRECLUDE THEIR FUTURE UTILIZATION.



5. ECONOMICALLY IMPORTANT RANGELAND IN THE JAMESTOWN AREA WILL BE PROTECTED AGAINST PREMATURE SUBDIVISION AND DEVELOPMENT. ECONOMICALLY IMPORTANT RANGELANDS ARE DEFINED AS AREAS WITH "HIGH" OR "VERY HIGH" RANGELAND PRODUCTION VALUES AS SHOWN ON THE USDA/CDF COOPERATIVE SOIL VEGETATION SURVEY MAPS.

#### IMPLEMENTATION MEASURES

1. LAND USE IN THE PUBLIC AND PRIVATE SECTOR WHICH WILL MAXIMIZE THE EFFICIENCY OF ENERGY USE AND WHICH FACILITATES THE USE OF RENEWABLE ENERGY RESOURCES IN ORDER TO REDUCE DEPENDENCE ON IMPORTED AND NON-RENEWABLE ENERGY SUPPLIES WILL BE ENCOURAGED.
2. PERMIT AGRICULTURAL AND RECREATIONAL USES IN OPEN-SPACE FLOOD AREAS IF IT CAN BE DEMONSTRATED THAT ADDITIONAL FLOODING, DRAINAGE OR HAZARDS WILL NOT RESULT.
3. DESIGNATE EACH AREA SHOWN AS "NATURAL RESOURCES" ON THE GEOTECHNICAL INTERPRETIVE MAPS AS A RESOURCE OVERLAY ZONING DISTRICT. REQUIRE DEVELOPMENT PROPOSALS IN THESE DISTRICTS TO EVALUATE THE QUANTITY AND QUALITY OF THE POTENTIAL ROCK AND MINERAL RESOURCE(S). IF THE RESOURCE IS DETERMINED TO BE VALUABLE, REQUIRE THE DEVELOPMENT TO BE DESIGNATED IN A MANNER WHICH DOES NOT PRECLUDE THE FUTURE UTILIZATION OF THE RESOURCE.
4. PETITION THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION, DIVISION OF MINES AND GEOLOGY, STATE MINING AND GEOLOGY BOARD, TO UNDERTAKE A MINERAL RESOURCE ZONING SURVEY WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES. MINERAL RESOURCE AREAS CLASSIFIED BY THE STATE MINING AND GEOLOGY BOARD AS MRZ-2A OR MRZ-2B DUE TO THEIR CONTAINING MINERAL DEPOSITS OF STATEWIDE OR REGIONAL SIGNIFICANCE SHALL BE ZONED WITH AN MRZ OVERLAY AND DEVELOPMENT INCOMPATIBLE WITH THE EXTRACTION OF MINERAL RESOURCES SHALL BE PROHIBITED.
5. PARCELS IDENTIFIED AS CONTAINING ECONOMICALLY IMPORTANT DEPOSITS OF SAND AND GRAVEL, STONE, GOLD AND OTHER MINERALS SHALL BE ZONED MPZ TO PROVIDE FOR FUTURE UTILIZATION OF THESE NATURAL RESOURCES.

## C. PUBLIC SAFETY AND SEISMIC SAFETY

### POLICIES

1. ZONING AND OTHER LAND USE CONTROLS WILL BE USED TO REGULATE, AND IN SOME INSTANCES PROHIBIT DEVELOPMENT IN HAZARDOUS AREAS.
2. THE EXTENT OF DEVELOPMENT LIMITATIONS IN HAZARDOUS AREAS WILL BE COMMENSURATE BOTH WITH THE DEGREE OF HAZARD INVOLVED AND WITH THE PUBLIC COSTS WHICH WOULD BE INCURRED IF EMERGENCY OR REMEDIAL ACTIONS BECAME NECESSARY.
3. POTENTIAL SEISMIC AND GEOLOGIC HAZARDS IN THE JAMESTOWN PLANNING AREA ARE PRESENTED ON THE TUOLUMNE COUNTY GENERAL PLAN'S GEOTECHNICAL INTERPRETIVE MAPS AND THE MAP ON PAGE 43. THESE MAPS, WHICH SHOW THE APPROXIMATE BOUNDARIES OF VARIOUS HAZARD AND RESOURCE ZONES WILL BE USED FOR FUTURE PLANNING.

### IMPLEMENTATION MEASURES

1. INCLUDE THE POTENTIAL FOR DAMAGE AND DESTRUCTION DUE TO EARTHQUAKES, DAM FAILURE AND SEVERE FLOODING IN CONTINGENCY PLANS FOR MAJOR DISASTERS AND EMERGENCIES.
2. PERIODICALLY UPDATE THE GEOLOGICAL AND GEOTECHNICAL INTERPRETIVE MAPS TO REFLECT NEW GEOLOGIC INFORMATION. THIS SHOULD BE UNDERTAKEN BY A CALIFORNIA REGISTERED GEOLOGIST OR CERTIFIED ENGINEERING GEOLOGIST APPOINTED AND FUNDED BY THE COUNTY OF TUOLUMNE.
3. INSURE THAT THE GEOLOGIC, SEISMIC, AND GEOTECHNICAL ENGINEERING REPORTS REQUIRED FOR PROPOSED DEVELOPMENTS ARE REVIEWED BY A TECHNICALLY QUALIFIED CONSULTANT UNDER CONTRACT TO THE COUNTY OF TUOLUMNE ON A FEE SCHEDULE PAID TO THE COUNTY BY THE DEVELOPERS.

## D. FAULT RUPTURE AND SEISMIC GROUND RESPONSE

### POLICIES

1. THE NORTHWEST-TRENDING SIERRAN FOOTHILLS FAULT ZONE (SHOWN ON THE GEOLOGICAL MAPS PREPARED AS PART OF THE GENERAL PLAN DATA BASE) PASSES THROUGH THE JAMESTOWN PLANNING AREA. SOME FAULTS IN THIS ZONE MAY BE SUBJECT TO GROUND RUPTURE DURING A MAJOR EARTHQUAKE; HOWEVER, A 1983 CALIFORNIA DIVISION OF MINES AND GEOLOGY FAULT EVALUATION STUDY CONCLUDED THAT FAULT RUPTURE ZONES IN THE JAMESTOWN PLANNING AREA DO NOT SHOW RECENT ACTIVITY AND DO NOT QUALIFY AS SPECIAL STUDY ZONES. POTENTIAL FAULT RUPTURE ZONES ARE DEFINED ALONG PRESENTLY IDENTIFIED FAULTS ON THE TUOLUMNE COUNTY GEOTECHNICAL INTERPRETIVE MAPS. DEVELOPERS OF DAMS AND CRITICAL-USE AND HIGH OCCUPANCY STRUCTURES WITHIN THE FAULT RUPTURE ZONES WILL BE REQUIRED TO SUBMIT PLANS TO THE COUNTY OF TUOLUMNE DEMONSTRATING THAT THE PROPOSED DESIGN AND CONSTRUCTION CAN ACCOMMODATE THE EXPECTED FAULT OFFSET OF THE DESIGN EARTHQUAKE AND CAN CONTINUE TO FUNCTION.
2. SPECIAL REQUIREMENTS WILL BE APPLIED TO CRITICAL USE AND HIGH OCCUPANCY STRUCTURES PROPOSED WITHIN THE POTENTIAL FAULT RUPTURE ZONES. THESE REQUIREMENTS WILL INCLUDE THE FOLLOWING:
  - A. SPECIAL GEOLOGIC AND SEISMIC STUDIES WILL BE REQUIRED TO LOCATE ACCURATELY ALL ACTIVE FAULT TRACES.
  - B. REQUIREMENTS FOR EXISTING CRITICAL USE AND HIGH OCCUPANCY STRUCTURES WITHIN THE POTENTIAL FAULT RUPTURE ZONE WILL BE ESTABLISHED. THE COUNTY OF TUOLUMNE'S SPECIAL BUILDING INSPECTION PROGRAM WILL BE UTILIZED TO LOCATE EXISTING CRITICAL-USE AND HIGH OCCUPANCY STRUCTURES WITHIN THE POTENTIAL FAULT RUPTURE ZONES AND TO EVALUATE THE SAFETY OF SUCH STRUCTURES UNDER SEISMIC CONDITIONS.
3. GROUND SHAKING ASSOCIATED WITH A MAJOR EARTHQUAKE ALONG



THE FOOTHILLS FAULT ZONE WILL PROBABLY AFFECT THE JAMESTOWN PLANNING AREA. THEREFORE, PROPOSED STRUCTURES SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE UBC STANDARDS FOR SEISMIC RISK ZONE #3.

4. THE MOST INTENSE SEISMIC GROUND SHAKING ANTICIPATED IN THE COUNTY IS EXPECTED TO OCCUR WITHIN A FEW MILES OF THE FOOTHILLS FAULT ZONE AND TO DECREASE WITH DISTANCE FROM THE FAULT ZONE. GROUND SHAKING MAY ALSO BE INTENSE WHERE THERE ARE UNCONSOLIDATED DEPOSITS. THEREFORE, THE FOLLOWING WILL BE REQUIRED:
  - A. CRITICAL-USE AND HIGH OCCUPANCY STRUCTURES WILL BE DESIGNED AND BUILT TO RETAIN THEIR STRUCTURAL INTEGRITY WHEN SUBJECTED TO PROBABLE GROUND ACCELERATIONS GENERATED BY THE DESIGN EARTHQUAKE. SPECIAL SEISMIC, GEOLOGIC, AND GEOTECHNICAL ENGINEERING STUDIES WILL BE REQUIRED TO EVALUATE THE PROBABLE GROUND SHAKING CONDITIONS IN AREAS WHERE SUCH DEVELOPMENT IS PROPOSED. THESE STUDIES WILL BE PAID FOR BY THE DEVELOPER.
  - B. DEVELOPMENT PLANS WILL BE REQUIRED TO SHOW THAT IMPORTANT FACILITIES SUCH AS UTILITIES, ACCESS ROADS, ETC., FOR CRITICAL-USE AND HIGH OCCUPANCY STRUCTURES ARE ADEQUATELY DESIGNED AND CONSTRUCTED TO WITHSTAND THE DESIGN EARTHQUAKE. PLANS WILL ALSO BE REQUIRED TO SHOW THAT, IN THE EVENT OF THE FAILURE OF THESE STRUCTURES, POTENTIAL HAZARDS CREATED BY THE LOSS OF UTILITIES, ROADS, ETC. HAVE BEEN IDENTIFIED AND MITIGATED.
  - C. EXISTING CRITICAL-USE AND HIGH OCCUPANCY BUILDINGS WILL BE INSPECTED PERIODICALLY BY THE TUOLUMNE COUNTY BUILDING DEPARTMENT TO IDENTIFY POTENTIAL HAZARDS IN THE EVENT OF A MAJOR EARTHQUAKE. WHERE HAZARDS ARE IDENTIFIED, THE BUILDING DEPARTMENT WILL REQUIRE MITIGATION BY THE OWNER.

#### IMPLEMENTATION MEASURES

1. UTILIZE THE COUNTY'S REQUIREMENTS AND PROCEDURES IN ZONING, SUBDIVISION, AND SITE DEVELOPMENT REGULATIONS AND BUILDING CRITERIA FOR THE POTENTIAL FAULT RUPTURE AND SEISMIC GROUND RESPONSE ZONES.

2. PRIOR TO APPROVAL OF PROPOSED CRITICAL-USE AND HIGH OCCUPANCY FACILITIES, INSURE THAT THE PLANS DEMONSTRATE THAT THE PROPOSED BUILDING CAN WITHSTAND, WITHOUT COLLAPSE, THE PROBABLE GROUND ACCELERATION GENERATED BY THE DESIGN EARTHQUAKE.

## E. SLOPE INSTABILITY

### POLICIES

1. NATURAL SLOPES IN PORTIONS OF THE WESTERN SIERRAN FOOTHILLS MAY BE UNSTABLE BASED ON THE CRITERIA DEVELOPED IN THE TUOLUMNE COUNTY GENERAL PLAN MEIR DOCUMENTATION. THESE POTENTIALLY UNSTABLE AREAS ARE SHOWN ON THE GEOTECHNICAL INTERPRETIVE MAPS AS UNSTABLE SLOPE AREAS. PRIOR TO URBAN DEVELOPMENT IN THESE AREAS, ENGINEERING STUDIES WILL BE REQUIRED TO BE UNDERTAKEN IN ORDER TO DETERMINE WHETHER THE SLOPE IS UNSTABLE. IF THE SLOPE IS FOUND TO BE UNSTABLE, APPROPRIATE MITIGATION MEASURES WILL BE UNDERTAKEN BY THE DEVELOPER.
2. THE STABILITY OF ANY SLOPE CAN BE AFFECTED BY GRADING OPERATIONS AND IMPROPER DRAINAGE CONDITIONS. SITING, GRADING AND MITIGATION MEASURES WILL BE UNDERTAKEN IN ACCORDANCE WITH TITLE 12 OF THE TUOLUMNE COUNTY ORDINANCE CODE.

### IMPLEMENTATION MEASURES

1. PRIOR TO APPROVAL OF NEW DEVELOPMENT, REQUIRE DETAILED ENGINEERING STUDIES IN UNSTABLE SLOPE AREAS DELINEATED ON THE GEOTECHNICAL INTERPRETIVE MAPS AS VERIFIED BY SITE INSPECTION. ALSO, REQUIRE DETAILED ENGINEERING INVESTIGATIONS PRIOR TO DEVELOPMENT IN AREAS WHERE UNSTABLE SLOPES HAVE BEEN IDENTIFIED EVEN IF THEY ARE NOT SHOWN ON THE GEOTECHNICAL INTERPRETIVE MAPS.
2. APPLY GRADING CRITERIA ESTABLISHED BY THE COUNTY TO DEVELOPMENT ON ANY SLOPE, WHETHER OR NOT IT IS SHOWN AS POTENTIALLY UNSTABLE ON THE GEOTECHNICAL MAPS.



## F. GRADING AND EROSION CONTROL

### POLICIES

1. IN GENERAL, THE SOIL IN THE JAMESTOWN PLANNING AREA IS RELATIVELY THIN AND OVERLIES RELATIVELY IMPERVIOUS BEDROCK. CONSEQUENTLY, THE SOIL BECOMES QUICKLY SATURATED AND IS HIGHLY SUSCEPTIBLE TO EROSION DURING THE RAINY SEASON. THOSE AREAS EXHIBITING A HIGH EROSION POTENTIAL DUE TO SOIL TYPE, DEPTH OF SOIL AND SLOPES GREATER THAN 30 PERCENT ARE CLASSIFIED AS EROSION SOIL AREAS ON THE GEOTECHNICAL INTERPRETIVE MAPS. STANDARD EROSION CONTROL MEASURES, SUCH AS HYDROMULCHING AND DIVERSION OF SURFACE WATER, WILL BE MANDATORY FOR ANY GRADING OPERATION IN THESE DESIGNATED AREAS.

### IMPLEMENTATION MEASURES

1. IRRESPONSIBLE GRADING WITHIN THE JAMESTOWN PLANNING AREA SHALL BE PREVENTED BY STRICTLY ENFORCING THE GRADING STANDARDS OF TITLE 12 OF THE TUOLUMNE COUNTY ORDINANCE CODE.
  - A. NO GRADING SHALL BE PERMITTED BETWEEN OCTOBER 15 AND APRIL 15 WITHOUT AN EROSION CONTROL PLAN APPROVED BY THE COUNTY.
  - B. ALL DISTURBED AREAS SHALL BE REVEGETATED IMMEDIATELY UPON COMPLETION OF GRADING OPERATIONS UNLESS OTHERWISE PROVIDED IN AN APPROVED EROSION CONTROL PLAN. THIS PLAN SHALL TAKE INTO CONSIDERATION THE LOCAL GROWING SEASON.

## G. FLOODING

### POLICIES

1. AREAS ALONG MAJOR DRAINAGES AND IN LOW-LYING REGIONS ARE SUBJECT TO SEASONAL FLOODING. PAST HIGH WATER ELEVATIONS ALONG SOME OF THE MAJOR DRAINAGES HAVE BEEN OBTAINED FROM HISTORIC RECORDS. LAND USE IN POTENTIAL FLOOD AREAS, SHOWN ON THE GEOTECHNICAL INTERPRETIVE MAPS, WILL BE LIMITED TO OPEN SPACE USES.

### IMPLEMENTATION MEASURES

1. ZONE AREAS SUBJECT TO FLOODING, AS DELINEATED ON THE GENERAL PLAN GEOTECHNICAL INTERPRETIVE MAPS, FOR OPEN SPACE USE.

## H. LIMESTONE AREAS

### POLICIES

1. LIMESTONE OUTCROPS IN THE WESTERN PORTION OF TUOLUMNE COUNTY ARE SHOWN ON THE GEOLOGIC AND GEOTECHNICAL INTERPRETIVE MAPS. GROUNDWATER IN LIMESTONE AREAS IS OFTEN NOT ADEQUATELY FILTERED AND COULD BE SUBJECT TO POLLUTION FROM SEPTIC SYSTEMS. THEREFORE, PRIOR TO DEVELOPMENT IN LIMESTONE AREAS, A GROUNDWATER INVESTIGATION WILL BE REQUIRED AND A REPORT WILL BE FILED WITH THE COUNTY WHICH EMPHASIZES THE EFFECTS OF THE DEVELOPMENT UPON THE WATER QUALITY. THE COUNTY MAY ALSO REQUIRE WELLS TO BE MONITORED IN THESE AREAS TO ENSURE THAT THERE IS NO DEGRADATION OF THE GROUNDWATER.

FOR DEVELOPMENT OF LAND IN LIMESTONE AREAS, TITLE 13 OF THE TUOLUMNE COUNTY ORDINANCE CODE MUST BE MET AS FOLLOWS: 1) COMPUTATION OF THE POINTS NEEDED FOR APPROVAL OF EACH PARCEL TO BE CREATED SHALL INCLUDE NOT LESS THAN 6 POINTS FOR SOIL DEPTH AND NOT LESS THAN 10 POINTS FOR GROUNDWATER PURSUANT TO TITLE 13. THESE POINTS MAY BE ADDED TO POINTS ATTAINED THROUGH SLOPE-AREA AND PERCOLATION TO MEET MINIMUM TOTAL REQUIRED PER PARCEL; 2) PERCOLATION RATE SHALL NOT BE FASTER THAN 15 MINUTES PER INCH AT A DEPTH OF THREE FEET BELOW THE GROUND SURFACE.

### IMPLEMENTATION MEASURES

1. REQUIRE A GROUNDWATER INVESTIGATION AND REPORT TO EVALUATE THE EFFECTS OF PROPOSED DEVELOPMENT ON THE WATER QUALITY IN LIMESTONE AREAS. MONITOR GROUNDWATER IN LIMESTONE AREAS WHERE INVESTIGATIONS SHOW THAT DEGRADATION OF WATER QUALITY MAY OCCUR.



# **I. HIGH GROUND WATER, IMPERVIOUS SOILS AND STEEP SLOPES**

## **POLICIES**

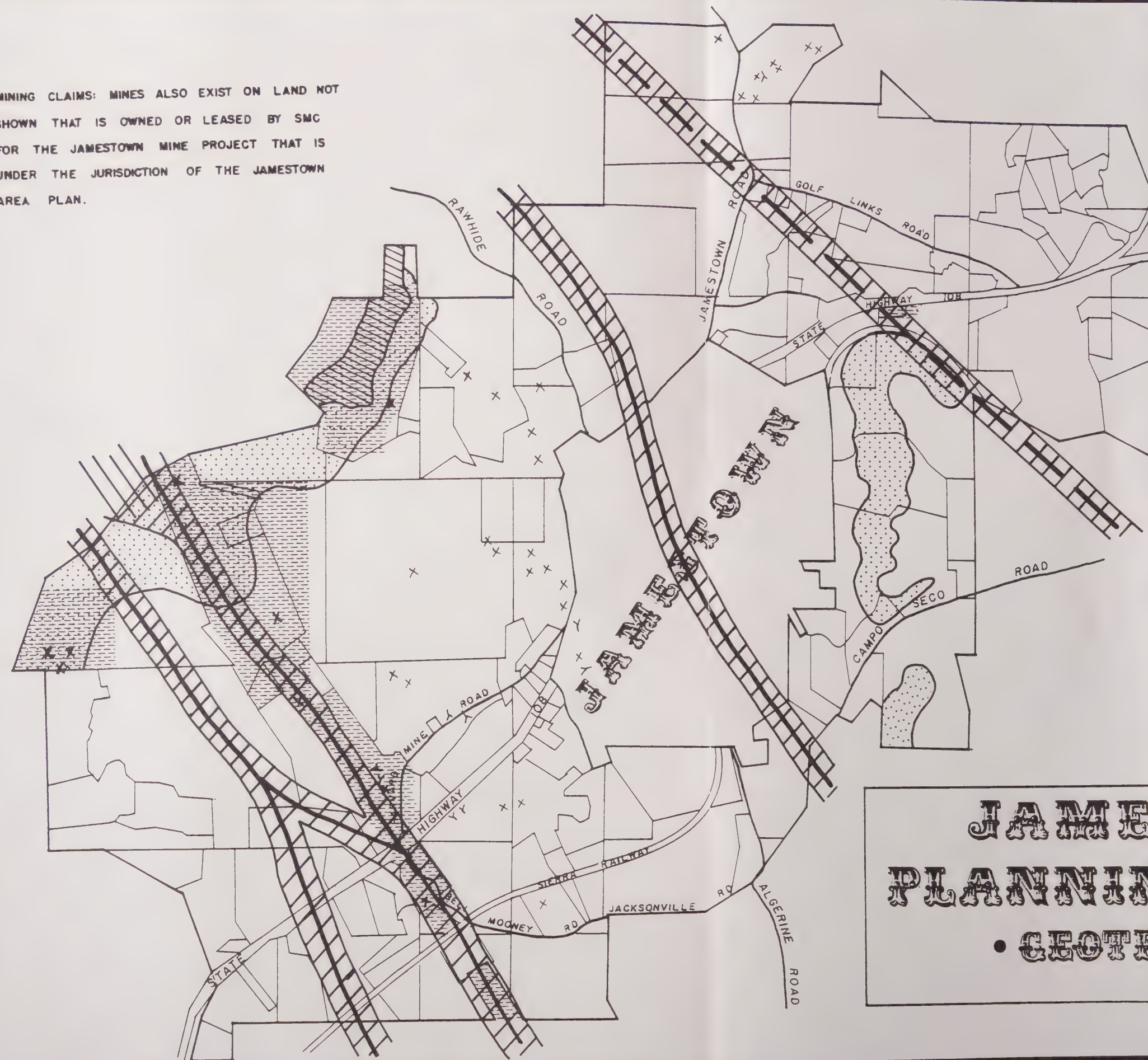
1. HIGH GROUND WATER, IMPERVIOUS SOILS AND STEEP SLOPES EITHER BY THEMSELVES OR IN COMBINATION HAVE CAUSED POTENTIALLY SERIOUS HEALTH CONDITIONS DUE TO FAILING SEPTIC SYSTEMS. SOME AREAS IN WHICH THESE FAILURES HAVE OCCURRED ARE IDENTIFIED ON THE SEPTIC SYSTEM HAZARD MAPS. THEREFORE, TITLE 13 AND ALL AMENDMENTS THERETO WILL BE ENFORCED IN ORDER TO PREVENT SURFACE AND GROUNDWATER POLLUTION.

## **IMPLEMENTATION MEASURES**

1. WORK WITH TUOLUMNE COUNTY HEALTH DEPARTMENT IN ESTABLISHING STANDARDS FOR SEPTIC SYSTEMS BASED ON SPECIFIC SITE CHARACTERISTICS.
2. CONTINUALLY UPDATE THE SEPTIC SYSTEM HAZARD MAPS TO ENSURE THEIR USEFULNESS IN THE COUNTY'S PLANNING PROCESS.



MINING CLAIMS: MINES ALSO EXIST ON LAND NOT SHOWN THAT IS OWNED OR LEASED BY SMC FOR THE JAMESTOWN MINE PROJECT THAT IS UNDER THE JURISDICTION OF THE JAMESTOWN AREA PLAN.



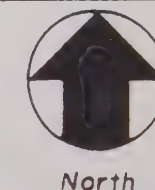
# LEGEND

- //// Fault Rupture Zone\*
- Fault Line
- - - Fault Line-Location Approximate
- ... Unstable Slopes
- /// Ground Shaking

- \* NO RECENT ACTIVITY
- X OPEN PIT, MINE, OR QUARRY, PROSPECT
- Y SHAFT AND TUNNEL ENTRANCE
- /// MINING CLAIMS

Scale

0' 2000'  
feet



## JAMESTOWN PLANNING AREA • GEOTECHNICAL





# JAMESTOWN

## • GEOTECHNICAL



### LEGEND

- //// Fault Rupture Zone
- Fault Line
- - - Fault Line-Location Approximate
- ... Unstable Slopes
- //// Ground Shaking

Scale  
0' 400'  
feet







# J. FIRE

## POLICIES

1. NEW DEVELOPMENT WILL BE REQUIRED TO HAVE ADEQUATE FIRE PROTECTION AND MAY BE REQUIRED TO INCLUDE DESIGN AND MAINTENANCE FEATURES THAT CONTRIBUTE TO THE PROTECTION OF THE COUNTY FROM THE LOSSES ASSOCIATED WITH WILDLAND FIRE.
2. NEW DEVELOPMENT INCLUDING URBAN OR CLUSTERED DEVELOPMENT, IS ACCEPTABLE IN LOW AND MODERATE FIRE HAZARD AREAS, AND MAY BE ACCEPTABLE IN HIGH HAZARD AREAS PROVIDED THAT PROJECT DESIGN IMPROVES FIRE SAFETY AND INCLUDES INTEGRATED FIRE DEFENSE SYSTEMS THAT CAN BE CONSTRUCTED AND MAINTAINED. DEVELOPMENT OF ANY KIND IN EXTREME HAZARD AREAS MUST DEMONSTRATE THAT PROJECT DESIGN WILL REDUCE THE HAZARD RATING IN AND ADJACENT TO THE DEVELOPMENT. SUCH DEVELOPMENTS MAY BE REQUIRED TO PROVIDE AND MAINTAIN ADDITIONAL OFF-SITE FIRE DEFENSE IMPROVEMENTS.

## IMPLEMENTATION MEASURES

1. ONLY APPROVE URBAN DEVELOPMENT IN AREAS PROVIDED WITH AN ADEQUATE "FIRE-FLOW".
2. UTILIZE THE FOLLOWING DOCUMENTS, INCLUDING REVISIONS THERETO, AS A BASIS FOR DETERMINING THE SIGNIFICANCE OF FIRE HAZARDS WHEN REVIEWING DEVELOPMENT APPLICATIONS:
  - o TUOLUMNE COUNTY FIRE PROTECTION MASTER PLAN.
  - o "FIRE HAZARD SEVERITY CLASSIFICATION SYSTEM FOR CALIFORNIA WILDLANDS" (CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION, 1973).
3. UTILIZE THE ABOVE LISTED DOCUMENTS AS GUIDELINES IN FORMULATING STANDARDS FOR FIRE PROTECTION MEASURES.
4. UTILIZE THE ABOVE DOCUMENTS AND "FIRE SAFE GUIDES FOR RESIDENTIAL DEVELOPMENT IN CALIFORNIA" (CDF, 1980, AS AMENDED), AND REVISIONS THERETO, AS GUIDELINES WHEN REVIEWING THE FIRE SAFETY FEATURES OF DEVELOPMENT PROJECTS.

## K. NOISE

### POLICIES

1. THE POTENTIAL NOISE IMPACTS OF ANY APPLICATIONS FOR DEVELOPMENT WILL BE EVALUATED FOR THE POTENTIAL TO SIGNIFICANTLY ALTER NOISE LEVELS IN THE COMMUNITY.
2. THE COMPATIBILITY OF PROPOSED LAND USES IN TERMS OF THEIR NOISE ENVIRONMENT WILL BE CONSIDERED WHEN REVISING THE JAMESTOWN AREA PLAN AND EVALUATING DEVELOPMENT PROPOSALS. FIGURE 6 INDICATES NOISE COMPATIBLE LAND USES.
3. CREATIVE DESIGN SOLUTIONS WILL BE ENCOURAGED WHEN POTENTIAL CONFLICTS BETWEEN NOISE LEVELS AND LAND USE ARISE.
4. THE JAMESTOWN AREA PLANNING COMMISSION WILL SUPPORT PROGRAMS TO REDUCE COMMUNITY NOISE LEVELS WHERE POSSIBLE TO LEVELS WITHIN THE "NORMALLY ACCEPTABLE" CATEGORIES SHOWN ON FIGURE 6.

### IMPLEMENTATION MEASURES

1. APPLY THE ENVIRONMENTAL REVIEW PROCESS TO EVALUATE POTENTIAL NOISE IMPACTS OF ANY DEVELOPMENT PROPOSAL.
2. USE THE LAND USE COMPATIBILITY CHART (FIGURE 6) AND "GUIDELINES FOR ESTABLISHING NOISE LEVELS FOR DISCRETIONARY PERMITS" TO EVALUATE THE COMPATIBILITY OF PROPOSED DEVELOPMENTS WITH THE EXISTING OR EXPECTED NOISE ENVIRONMENT.
3. THE CALIFORNIA NOISE INSULATION STANDARDS (TITLE 25 OF THE CALIFORNIA GOVERNMENT CODE) FOR MULTI-FAMILY DWELLINGS REQUIRE AN ACOUSTICAL REPORT FOR DWELLINGS PROPOSED IN AREAS WHERE NOISE LEVELS EXCEED 60 dBA (LDN). THE PURPOSE OF THE ACOUSTICAL REPORT IS TO DEMONSTRATE THE MANNER BY WHICH THE DEVELOPMENT WILL MEET THE STANDARDS FOR INTERIOR NOISE LEVELS. THE 60 dBA (LDN) NOISE CONTOUR FOR THE YEAR 2000 ON THE NOISE EXPOSURE CONTOUR MAPS SHOULD BE USED TO DETERMINE WHERE

A NOISE MEASUREMENT WILL BE REQUIRED TO DETERMINE COMPLIANCE WITH THE STANDARDS. IN THOSE CASES WHERE THE DEVELOPMENT WOULD BE LOCATED IN AN AREA WHERE THE NOISE LEVELS EXCEED 60 dBA (LDN), ON-SITE NOISE MEASUREMENTS SHOULD BE REQUIRED BECAUSE LOCAL CONDITIONS ON-SITE MAY RESULT IN SOMEWHAT DIFFERENT NOISE LEVELS THAT THE CONTOURS INDICATE. IF THE NOISE MEASUREMENTS SHOWS THAT THE ON-SITE NOISE LEVEL EXCEEDS 60 dBA (LDN) THEN THE ACOUSTICAL REPORT WOULD BE REQUIRED. DEVELOPMENTS LOCATED OUTSIDE THE 60 dBA (LDN) CONTOUR WOULD NOT REQUIRE MEASUREMENT TO BE TAKEN AS IN GENERAL THE NOISE CONTOURS SLIGHTLY OVERESTIMATE THE NOISE LEVEL.



LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE $L_{dn}$ OR $CNEL$ , dB					
	55	60	65	70	75	80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL - MULTI. FAMILY						
TRANSIENT LODGING - MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						
AUDITORIUMS CONCERT HALLS						
AMPHITHEATRES						

# INTERPRETATION



## NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Indoor and outdoor will be pleasant.



## CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy, but tolerable.



## NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.



## CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be useable.

FIGURE 6 (CONTINUED)  
LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

OVER THE YEARS, MANY STUDIES HAVE BEEN PERFORMED TO DETERMINE HOW MUCH NOISE IS ACCEPTABLE FOR DIFFERENT LAND USES. THIS FIGURE SHOWS, FOR VARIOUS LAND USES, THE NOISE LEVEL (LDN OR CNEL) / BELOW WHICH THE LAND USE WOULD BE

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<sup>1/</sup> DEFINITIONS OF THE VARIOUS TERMS IN TUOLUMNE COUNTY'S NOISE POLICIES AND IMPLEMENTATION MEASURES ARE PROVIDED BELOW:

DECIBEL (dB). THE DECIBEL IS THE MOST COMMONLY USED UNIT TO EXPRESS SOUND LEVEL RELATIVE TO A REFERENCE SOUND PRESSURE OF 20 MICRONEUTRONS PER SQUARE METER (THE THRESHOLD OF HUMAN HEARING). SOUND LEVELS IN DECIBELS (dB) ARE CALCULATED ON A LOGARITHMIC BASIS. AN INCREASE OF 3 DECIBELS REPRESENTS A DOUBLING OF ACOUSTIC ENERGY. AN INCREASE OF 10 DECIBELS REPRESENTS A 10-FOLD INCREASE IN ACOUSTIC ENERGY, AND AN INCREASE OF 20 DECIBELS CORRESPONDS TO A 100-FOLD INCREASE IN ACOUSTIC ENERGY. AN INCREASE OF 10 dB IS USUALLY PERCEIVED AS A DOUBLING OF NOISE.

A-WEIGHTED SOUND LEVEL (dBA). AN A-WEIGHTED SOUND LEVEL, OR dBA, IS A SOUND LEVEL TO WHICH THE A-WEIGHTED SCALE HAS BEEN APPLIED. THE A-WEIGHTED SCALE APPROXIMATES THE FREQUENCY RESPONSE OF THE HUMAN EAR BY WEIGHTING THE FREQUENCY RANGE OF 1000 TO 6000 HERTZ MORE HEAVILY THAN OTHER FREQUENCIES. (UNWEIGHTED SOUND LEVELS ARE EXPRESSED IN THE UNIT, dB.) IT IS POSSIBLE TO MEASURE A-WEIGHTED SOUND LEVELS BY USE OF AN INSTRUMENT WITH AN "A" FILTER.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). THE CNEL REPRESENTS THE AVERAGE NOISE LEVEL OVER A 24-HOUR PERIOD WITH WEIGHTING FACTORS APPLIED TO NOISE OCCURRING DURING EVENING (7:00 P.M. TO 10:00 P.M.) AND NIGHTTIME (10:00 P.M. TO 7:00 A.M.) HOURS. A WEIGHTING OF 5 dB IS APPLIED TO EVENING NOISE, WHILE A WEIGHTING OF 10 dB IS APPLIED TO NIGHTTIME NOISE. THE PURPOSE OF THESE WEIGHTING FACTORS IS TO ACCOUNT FOR THE LOWER TOLERANCE OF PEOPLE TO NOISE DURING EVENING AND NIGHTTIME PERIODS.

DAY-NIGHT AVERAGE SOUND LEVEL (LDN). THE LDN REPRESENTS THE AVERAGE NOISE LEVELS OVER A 24-HOUR PERIOD (BASED ON AVERAGE ENERGY CONTENT OF THE SOUND) WITH A 10 dB WEIGHTING

CONSIDERED COMPATIBLE WITH THE EXTERIOR NOISE ENVIRONMENTS WITH NO SPECIAL NOISE INSULATION REQUIREMENTS. THIS FIGURE ALSO SHOWS THE NOISE LEVEL ABOVE WHICH THE LAND USE WOULD BE CONSIDERED UNACCEPTABLE DUE TO THE DIFFICULTY OF PROVIDING THE REQUIRED NOISE REDUCTION, EITHER EXTERIOR OR INTERIOR. IT INDICATES THAT THERE IS OFTEN A LARGE RANGE OF EXTERIOR NOISE LEVELS FOR WHICH A LAND USE COULD BE MADE COMPATIBLE IF THE NECESSARY NOISE REDUCTION FEATURES ARE INCLUDED IN THE DESIGN OF THE PROJECT. THE LAND USE COMPATIBILITY FIGURE WILL THEREFORE PROVIDE ADDITIONAL INPUT INTO THE DECISION-MAKING PROCESS. PROPOSALS TO REZONE PARCELS, FOR EXAMPLE, CAN BE QUICKLY EVALUATED FOR ANY POTENTIAL CONFLICTS WITH THE EXISTING NOISE ENVIRONMENT.

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APPLIED TO NIGHTTIME NOISE. (THE METHODOLOGY FOR COMPUTING LDN IS IDENTICAL TO THAT FOR CNEL EXCEPT THAT THE EVENING WEIGHTING FACTOR IS DELETED IN THE COMPUTATION OF LDN; LDN AND CNEL GENERALLY AGREE WITHIN 1 DB).



FIGURE 7

## GUIDELINES FOR ESTABLISHING NOISE LEVELS FOR DISCRETIONARY PERMITS

AN INCREASE IN NOISE LEVELS GENERATED BY NEW DEVELOPMENT HAS THE POTENTIAL TO ADVERSELY IMPACT THE PUBLIC HEALTH AND SAFETY OF THE JAMESTOWN COMMUNITY. TO REDUCE THIS IMPACT, EACH PROJECT SHALL BE EVALUATED AS TO THE AMBIENT NOISE LEVEL (PRE-PROJECT), BASED UPON THE FOLLOWING FACTORS:

MAXIMUM LEVEL OF NOISE ( $L_{\max}$ )

FREQUENCY OF OCCURRENCE OF THE NOISE

DURATION OF NOISE OCCURRENCE

TYPE OF NOISE IN TERMS OF PITCH, TONE AND FREQUENCY

REPETITIVE NATURE OF THE NOISE

CONDITIONS ATTACHED TO THE PERMIT MAY MODIFY, BY EITHER INCREASING OR DECREASING, THE NOISE STANDARDS LISTED ON TABLES 1 AND 2 BASED ON THE ABOVE CONSIDERATIONS.

TABLES 1 AND 2 ESTABLISH STANDARDS FOR NOISE GENERATED BY NEW DEVELOPMENT. THE NOISE LEVELS ARE MEASURED AT THE PROPERTY LINE BETWEEN THE NOISE GENERATOR (PROJECT SITE) AND THE NOISE RECEIVER (ADJOINING PROPERTY). IF THE LOCATION OF MEASUREMENT IS ON A BOUNDARY BETWEEN TWO DIFFERENT ZONING DISTRICTS, THE LOWER NOISE LEVEL LIMIT SHALL APPLY.

THE NOISE STANDARDS FOR THE VARIOUS CATEGORIES OF LAND USE AS SHOWN IN TABLE 1 SHALL, UNLESS OTHERWISE SPECIFICALLY INDICATED, APPLY TO ALL SUCH PROPERTY WITHIN A DESIGNATED ZONE.

TABLE 1  
EXTERIOR NOISE LIMITS

<u>ZONING CLASSIFICATION</u> <u>OF RECEIVING PROPERTY</u>	<u>TIME PERIOD</u>	<u>NOISE LEVEL</u> <u>(dBA) [1]</u> <u>OF SOUND SOURCE</u>
		LOWER OF AMBIENT [2] PLUS 5dBA [3], OR:
R-3, R-2, R-1, RE-1, RE-2, RE-3, RE-5 AND RE-10	7 AM - 7 PM 7 PM - 10 PM 10 PM - 7 AM	60 LEQ. (1 HOUR) 55 LEQ. (1 HOUR) 50 LEQ. (1 HOUR)
A-10, A-20 AND A-E	7 AM - 7 PM 7 PM - 10 PM 10 PM - 7 AM	70 LEQ. (1 HOUR) 65 LEQ. (1 HOUR) 60 LEQ. (1 HOUR)
C-K	-----	60 LEQ. (1 HOUR)
C-0, C-1, C-2, M-1, M-2	-----	70 LEQ. (1 HOUR)

[1] - LEQ. 1 HOUR REFERS TO THE AVERAGE NOISE LEVEL MEASURED OVER A 1 HOUR PERIOD.

[2] - AMBIENT IS DEFINED AS THE NOISE LEVEL EXISTING ON THE PROJECT SITE AT THE TIME THE PROJECT IS PROPOSED AVERAGED OVER THE HOURS OF 10 PM TO 7 AM ON PROPOSED DAYS OF OPERATION OF THE PROJECT.

[3] - AMBIENT PLUS 5dBA APPLIES ONLY TO THE HOURS BETWEEN 10 PM AND 7 AM.

MAXIMUM NOISE LEVELS SHALL BE RESTRICTED WHERE APPROPRIATE AND SHALL NOT EXCEED THE LOWER OF THE CLEARLY UNACCEPTABLE NOISE LEVEL (AS SHOWN IN FIGURE 6, PAGE 48 OF THE AREA PLAN), OR THE AMBIENT LEVEL PLUS 15 dBA.

TABLE 2

EXTERIOR NOISE LIMITS

LAND USE [2] OF <u>RECEIVING PROPERTY</u>	<u>TIME PERIOD</u>	NOISE LEVEL (dBA) [1] <u>OF SOUND SOURCE</u>
MOTEL, HOTEL, HOSPITAL NURSING HOME, MH PARK, RV PARK	7 AM - 7 PM	60 LEQ. (1 HOUR)
	7 PM - 10 PM	55 LEQ. (1 HOUR)
	10 PM - 7 AM	50 LEQ. (1 HOUR)
SCHOOL, LIBRARY, CHURCH	-----	60 LEQ. (1 HOUR)

[1] - LEQ. 1 HOUR REFERS TO THE AVERAGE NOISE LEVEL MEASURED OVER A 1 HOUR PERIOD.

[2] THIS APPLIES TO EXISTING USES WHICH HAVE BEEN DEVELOPED IN A ZONE WITH A HIGHER "NORMAL" LIMIT. (FOR EXAMPLE: A MOTEL IN THE "C-1" ZONE WOULD REQUIRE ANY DEVELOPMENT OR ADJACENT PROPERTY TO "MEET" THE STANDARDS IN TABLE 2 -- 60 dBA -- INSTEAD OF TABLE 1 -- 70 LEQ. --).



# L. VEGETATION

## POLICIES

1. ALTHOUGH NO UNIQUE, RARE OR ENDANGERED PLANT SPECIES HAVE BEEN IDENTIFIED AT THIS TIME WITHIN THE BOUNDARIES OF THE JAMESTOWN AREA PLAN, IF ANY ARE DISCOVERED, THEY SHALL BE PROTECTED.

## IMPLEMENTATION MEASURES

1. PRIOR TO APPROVAL OF NEW DEVELOPMENT IN AREAS OF KNOWN OR SUSPECTED UNIQUE, RARE OR ENDANGERED PLANT SPECIES, REQUIRE STUDIES TO DETERMINE THE EXTENT AND BOUNDARIES OF SAID PLANT HABITATS AND ESTABLISH APPROPRIATE MITIGATION TO PROTECT THESE VEGETATIVE SPECIES.

# M. WILDLIFE

## POLICIES

1. WILDLIFE, FISH, AND THEIR HABITATS ARE IMPORTANT RESOURCES, WHICH ARE VALUED BY THE CITIZENS OF JAMESTOWN FOR RECREATIONAL NATURE STUDY, HUNTING AND FISHING, SCIENTIFIC RESEARCH, EDUCATION, AND OPEN SPACE. THESE SAME VALUES ALSO ATTRACT VISITORS, A MAJOR SOURCE OF REVENUE FOR THE LOCAL ECONOMY.
2. VOLUNTARY EFFORTS TO PROTECT AND ENHANCE WILDLIFE RESOURCES AND EDUCATE CITIZENS ON THE VALUES OF WILDLIFE AND METHODS OF WILDLIFE CONSERVATION WILL BE ENCOURAGED.
3. THE INHERENT CONFLICT BETWEEN DEVELOPMENT AND WILDLIFE HABITAT WILL BE MINIMIZED BY ENCOURAGING FURTHER DEVELOPMENT TO LOCATE IN THE LESS SENSITIVE OR IMPORTANT HABITAT OR ON SITES ADJACENT TO PREVIOUSLY DEVELOPED AREAS. DEVELOPMENT WILL BE MINIMIZED IN SENSITIVE WILDLIFE AREAS AND LARGE BLOCKS OF RELATIVELY UNDISTURBED NATURAL HABITAT. CUMULATIVE IMPACTS OF FUTURE PROJECTS ON WILDLIFE WILL BE REDUCED BY THIS APPROACH.
4. A KEY GOAL WILL BE TO MAINTAIN A CONTINUOUS NETWORK OF VALUABLE WILDLIFE HABITAT THROUGHOUT THE JAMESTOWN PLANNING AREA IN ORDER TO PROVIDE HABITAT CORRIDORS FOR WILDLIFE THAT MOVE BACK AND FORTH BETWEEN THE LARGER TRACTS OF HIGH-QUALITY HABITAT. THESE CORRIDORS, WHICH WILL CONSIST PRIMARILY OF RIPARIAN HABITATS, WILL PROVIDE COVER FOR DEER MIGRATING BETWEEN SUMMER AND WINTER RANGE. THEY WILL ALSO MAKE IT EASIER FOR ANIMALS TO RECOLONIZE AREAS WHERE THEY HAVE BECOME LOCALLY EXTINCT, AS OFTEN HAPPENS IN SMALL PATCHES OF HABITAT.
5. SPECIAL EFFORTS WILL BE UNDERTAKEN TO PROTECT SENSITIVE WILDLIFE RESOURCES, INCLUDING THREATENED OR ENDANGERED SPECIES (ON FEDERAL OR STATE LISTS), OTHER ANIMAL SPECIES THAT ARE RARE IN THE REGION, COLONIAL NESTING OR ROOSTING SITES OF UNCOMMON SPECIES, IMPORTANT HARVEST SPECIES (FISH AND GAME), AND IMPORTANT WILDLIFE

HABITATS AND HABITAT FEATURES. THE TUOLUMNE COUNTY WILDLIFE MAPS AND WILDLIFE HANDBOOK, AS WELL AS OTHER AVAILABLE REFERENCES, WILL BE CONSULTED FOR INFORMATION ON SENSITIVE WILDLIFE RESOURCES.

6. BEFORE APPROVING ANY DEVELOPMENT PROPOSAL, THE PROJECT WILL BE EVALUATED FOR NEGATIVE IMPACTS ON ANY STATE OR FEDERALLY LISTED THREATENED OR ENDANGERED ANIMAL SPECIES, IN CONSULTATION WITH THE CALIFORNIA DEPARTMENT OF FISH AND GAME AND THE US FISH AND WILDLIFE SERVICE.
7. IMPACTS OF DEVELOPMENT ON IMPORTANT WILDLIFE HABITATS THAT ARE LIMITED IN ACREAGE ON PRIVATE LANDS IN THE JAMESTOWN PLANNING AREA WILL BE MINIMIZED. SUCH HABITATS INCLUDE RIPARIAN WOODLANDS, WET MEADOWS, VERNAL POOLS, OTHER WETLANDS, PERENNIAL AND INTERMITTENT STREAMS, LAKES AND PONDS, AND VALLEY OAK WOODLANDS.
8. ACTIVITIES SUCH AS FUELWOOD CUTTING, AND RANGE IMPROVEMENT, WHICH DO NOT REQUIRE SPECIAL PERMITS FROM THE COUNTY, DO HAVE IMPACTS ON IMPORTANT WILDLIFE HABITATS THAT ARE RAPIDLY BEING DIMINISHED IN THE REGION, INCLUDING MATURE OAK WOODLANDS. THE JAMESTOWN AREA PLANNING COMMISSION WILL ENCOURAGE AND INVESTIGATE FEASIBLE MEASURES TO REDUCE THE CUMULATIVE IMPACTS OF SUCH ACTIVITIES ON WILDLIFE.
9. DEVELOPMENT WILL BE LIMITED IN IMPORTANT DEER CONCENTRATION AREAS, PARTICULARLY IN CRITICAL WINTER RANGE. PROJECTS IN MAJOR MIGRATION CORRIDORS WILL BE REQUIRED TO MINIMIZE BARRIERS AND HAZARDS TO MIGRATING DEER.
10. TO THE EXTENT POSSIBLE, PROJECT DESIGNS WILL BE REQUIRED TO: (A) PROTECT IMPORTANT HABITAT FEATURES THAT ARE DIFFICULT OR IMPOSSIBLE TO REPLACE, SUCH AS SPRINGS AND SEEPS, LARGE TREES AND HARDWOODS, AND (B) PROTECT OR REPLACE VALUABLE HABITAT FEATURES SUCH AS SNAGS, DOWNED LOGS, MANMADE WATER SOURCES, AND OTHER FEATURES FOR WHICH REPLACEMENT IS FEASIBLE.
11. IF A PROJECT IS APPROVED DESPITE UNAVOIDABLE SIGNIFICANT IMPACT ON WILDLIFE, THE DEVELOPER WILL BE REQUIRED TO PROVIDE APPROPRIATE MITIGATION. MITIGATION WILL BE IN THE FORM OF HABITAT IMPROVEMENTS OR



PROTECTION, LOCATED AS CLOSE TO THE IMPACT SITE AS POSSIBLE, OR IN AN AREA WHERE IT WOULD BE MOST ADVANTAGEOUS TO WILDLIFE.

#### IMPLEMENTATION MEASURES

1. TO ENSURE PROPERLY INFORMED DECISIONS IN IMPLEMENTING THE WILDLIFE POLICIES, THE JAMESTOWN AREA PLANNING COMMISSION WILL UTILIZE THE TUOLUMNE COUNTY WILDLIFE INVENTORY MAPS AND PLANNING HANDBOOK, WHICH WILL BE REVISED AND UPDATED AT APPROPRIATE INTERVALS. BETWEEN REVISIONS, THE COUNTY WILL MAINTAIN FILES OF NEW WILDLIFE INFORMATION THAT BECOMES AVAILABLE. COUNTY STAFF WILL ALSO REFER TO RECENT CALIFORNIA NATURAL DIVERSITY DATA BASE MAPS AND OTHER MATERIALS THAT ARE PERTINENT TO DECISIONS REGARDING WILDLIFE.
2. THE COUNTY STAFF WILL CONSULT WITH THE CALIFORNIA DEPARTMENT OF FISH AND GAME AND, WHEN APPROPRIATE, THE US FISH AND WILDLIFE SERVICES, REGARDING IMPACTS ON WILDLIFE.
3. COUNTY STAFF WILL SELECTIVELY MONITOR THE SUCCESS AND FAILURE OF THE IMPLEMENTATION MEASURES RECOMMENDED BELOW, INCLUDING VARIOUS TYPES OF MITIGATION, AND WILL USE THIS INFORMATION IN REFINING FUTURE EFFORTS.
4. CUMULATIVE IMPACT ASSESSMENTS WILL BE CONDUCTED FOR SELECTED WILDLIFE RESOURCES IF IT APPEARS THAT THE COMBINED EFFECTS OF MULTIPLE PROJECTS MAY BE SIGNIFICANT.
5. USE AREA PLAN AMENDMENTS AND ZONING ORDINANCES TO RETAIN THE MORE IMPORTANT WILDLIFE AREAS IN LARGE PARCELS, LIMIT THE INTENSITY OF DEVELOPMENT, AND PROVIDE FOR A CONTINUITY OF QUALITY WILDLIFE HABITAT.
6. CONSULT WITH THE COUNTY'S WILDLIFE TECHNICAL ADVISORY COMMITTEE OF KNOWLEDGEABLE CITIZENS FOR ADVICE ON WILDLIFE PLANNING AND MITIGATION MEASURES, AND ON FUNDING FOR WILDLIFE PROTECTION.
7. IN COORDINATION WITH THE CALIFORNIA DEPARTMENT OF FISH AND GAME, PROVIDE INFORMATION AND EDUCATIONAL PROGRAMS TO LANDOWNERS ON HOW TO IMPROVE WILDLIFE HABITAT ON

THEIR PROPERTY.

8. COORDINATE WITH FEDERAL AND STATE AGENCIES TO PROVIDE BETTER PROTECTION FOR DEER AND OTHER WILDLIFE THAT MOVE BETWEEN THEIR PROPERTIES AND LAND UNDER COUNTY JURISDICTION.
9. ENHANCE WILDLIFE HABITAT ON LANDS THAT ARE OWNED OR MANAGED BY THE COUNTY, E.G., BY LANDSCAPING WITH NATIVE PLANTS, PRESERVING OLD TREES AND SNAGS, AND RESTORING NATURAL HABITATS.
10. WHEN FUNDING IS AVAILABLE, ACQUIRE IMPORTANT WILDLIFE AREAS ON A WILLING SELLER BASIS. THIS CAN INCLUDE OUTRIGHT PURCHASE, LAND DONATIONS, TRADES, PURCHASE OF EASEMENTS, AND RELATED OPTIONS. AFTER ACQUISITION, THESE HABITATS SHALL BE MAINTAINED AND IMPROVED BY THE COUNTY OR TURNED OVER TO ANOTHER APPROPRIATE ENTITY FOR MANAGEMENT.
11. COOPERATE WITH LAND TRUSTS AND OTHER PRIVATE ORGANIZATIONS THAT ARE ATTEMPTING TO ACQUIRE, PROTECT, AND IMPROVE IMPORTANT WILDLIFE AREAS.
12. IN COORDINATION WITH THE COUNTY ASSESSOR'S OFFICE, SEEK REDUCTIONS OF PROPERTY TAXES FOR AREAS PRESERVED FOR WILDLIFE.

#### MITIGATION MEASURES FOR INDIVIDUAL PROJECTS

13. IN DEVISING APPROPRIATE MITIGATION MEASURES FOR INDIVIDUAL PROJECTS, COUNTY PLANNERS WILL FOLLOW A SYSTEMATIC PROCESS USING THE TUOLUMNE COUNTY WILDLIFE MAPS AND WILDLIFE HANDBOOK. THESE TOOLS ARE INTENDED TO FACILITATE A CONSISTENT, FAIR, AND COST-EFFECTIVE APPROACH TO WILDLIFE MITIGATION THAT PROVIDES THE GREATEST PROTECTION FOR THE MOST SENSITIVE RESOURCES.
14. GRADING CAN HAVE SEVERE IMPACTS ON WILDLIFE. THUS, WILDLIFE IMPACTS SHALL BE ASSESSED, AND APPROPRIATE MITIGATION AGREED UPON, BEFORE THE COUNTY APPROVES GRADING PERMITS, TENTATIVE LAND DIVISION MAPS, OR OTHER DISCRETIONARY PERMITS INVOLVING GRADING.
15. MITIGATION SHALL ADDRESS INDIRECT AS WELL AS DIRECT IMPACTS OF DEVELOPMENT. FOR EXAMPLE, MITIGATION FOR A



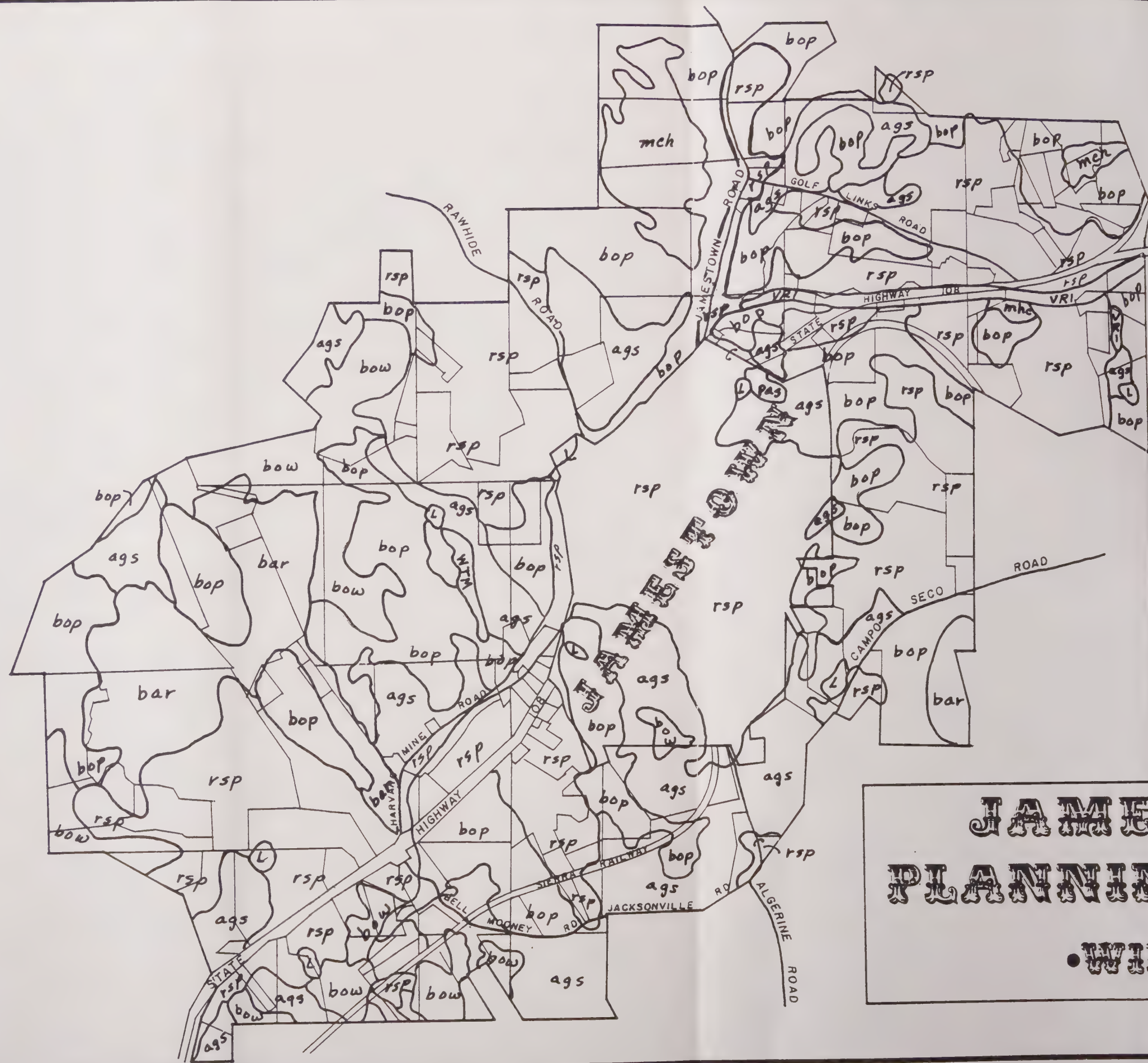
ZONING CHANGE SHALL BE RELATED TO THE MAXIMUM AMOUNT OF PERMITTED DEVELOPMENT, NOT JUST THE CURRENT PROPOSAL, UNLESS LIMITED BY A DEVELOPMENT AGREEMENT. IN ADDITION, DEVELOPMENT OF GROWTH-INDUCING FEATURES SUCH AS ROADS AND WATER SYSTEMS SHALL ADDRESS THE EFFECTS OF SUCH GROWTH ON WILDLIFE RESOURCES.

16. THE PREFERRED APPROACH FOR MITIGATION SHALL BE TO AVOID OR MINIMIZE IMPACTS BY APPROPRIATE PROJECT DESIGN OR, IN THE CASE OF TEMPORARY IMPACTS, TO RESTORE THE AFFECTED ENVIRONMENT. IF SUCH MEASURES ARE NOT FEASIBLE OR SUFFICIENT, OTHER MITIGATION WILL BE REQUIRED.
17. IF FEASIBLE, MITIGATION SHALL INVOLVE CREATING, PROTECTING, OR IMPROVING HABITATS AS SIMILAR AS POSSIBLE TO THOSE BEING DISTURBED BY THE PROJECT. THIS REPLACEMENT HABITAT SHALL BE LOCATED ADJACENT TO THE PROJECT SITE OR WHERE MOST ADVANTAGEOUS TO WILDLIFE OF THE COUNTY.
18. WHERE A COMMON HABITAT TYPE LOCATED ON A PROPOSED DEVELOPMENT SITE IS DETERMINED TO BE A THIRD PRIORITY WILDLIFE AREA (SEE WILDLIFE HANDBOOK, APPENDIX B), OPEN SPACE ZONING SHALL BE USED TO CONSERVE 20% OF THE SITE OR THE ENTIRE HABITAT AREA, WHICHEVER IS LESS. THIS PERCENTAGE MAY BE REDUCED IF HABITAT QUALITY IS SUBSTANTIALLY IMPROVED BY OTHER MITIGATION MEASURES ON THE SITE AND/OR BY AN EQUAL AMOUNT OF TARGET USE AREAS OR HABITATS THAT MUST ALREADY BE PRESERVED ON-SITE.
19. WHEN CREATING OR RESTORING WILDLIFE HABITATS, THE GOAL SHALL NORMALLY BE TO MIMIC THE NATURAL, UNDISTURBED CONDITION OF EACH HABITAT TYPE, USING PLANTS NATIVE TO THE LOCAL AREA.
20. TO PROTECT FISH AND OTHER AQUATIC ANIMALS, THE COUNTY WILL COOPERATE WITH THE DEPARTMENT OF FISH AND GAME (DFG) TO OBTAIN ADEQUATE HABITAT PROTECTION IN CONNECTION WITH STREAM OR LAKE ALTERATION AGREEMENTS AND INSTREAM FLOW AGREEMENTS WHEN REQUIRED FOR DEVELOPMENTS. OTHER PROTECTIONS WILL INCLUDE EROSION CONTROL MEASURES AND RIPARIAN SETBACKS.



## IMPLEMENTATION OF MITIGATION MEASURES

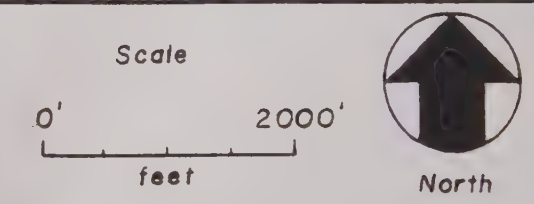
21. TO ENSURE THAT MITIGATION MEASURES FOR A PROJECT ARE ACTUALLY IMPLEMENTED, THEY SHALL BE INCORPORATED INTO DEVELOPMENT AGREEMENTS, USE PERMITS, PERMANENT EASEMENTS, OR OTHER ENFORCEABLE DOCUMENTS. THE COUNTY SHALL REQUIRE PERFORMANCE BONDS OR OTHER SECURITY OR SHALL IMPOSE FINES OR OTHER PENALTIES FOR VIOLATIONS OF MITIGATION AGREEMENTS.
22. MITIGATION MEASURES DESIGNED TO PROTECT OR ENHANCE WILDLIFE HABITAT SHALL BE DESCRIBED IN A "WILDLIFE HABITAT MANAGEMENT PLAN," WHICH SHALL DESCRIBE THE PURPOSE, METHODS, AND RATIONALE OF THE MEASURES IN SUFFICIENT DETAIL TO PERMIT A QUALIFIED BIOLOGIST TO JUDGE THEIR LIKELIHOOD OF SUCCESS.
23. POST-PROJECT MONITORING IS ESSENTIAL FOR ENSURING SUCCESSFUL IMPLEMENTATION OF MITIGATION MEASURES, ESPECIALLY REVEGETATION PLANS AND OTHER MEASURES THAT REQUIRE EXTENSIVE TIME TO IMPLEMENT. THE PROJECT SPONSOR SHALL BE HELD RESPONSIBLE FOR COSTS OF MONITORING THE SUCCESS OF SUCH MITIGATION MEASURES AND REMEDYING ANY DEFICIENCIES.



# LEGEND

- rsp = Residential Park
- pas = Irrigated Pasture
- ags = Annual Grassland
- bar = Barren
- bop = Blue Oak - Digger Pine
- bow = Blue Oak Woodland
- mhc = Montane Hardwood Conifer
- WTM = Wet Meadow
- mch = Mixed Chaparral
- VRI = Valley-Foothill Riparian Wood.
- L = Lake

All along Woods Creek = VRI



## JAMESTOWN PLANNING AREA •WILDLIFE





## VI. RECREATION ELEMENT

TUOLUMNE COUNTY HAS LONG BEEN A MECCA FOR RECREATION ENTHUSIASTS WITH ITS NATURAL RESOURCES PROVIDING AN UNPARALLELED VARIETY OF RECREATIONAL OPPORTUNITIES TO BOTH VISITORS AND COUNTY RESIDENTS. JAMESTOWN'S NATURAL RESOURCES INCLUDE WOODS CREEK, A YEAR ROUND STREAM, WHICH IS UTILIZED FOR RECREATIONAL MINING AND NATURE STUDIES. OTHER RECREATIONAL FACILITIES IN JAMESTOWN INCLUDE RAILTOWN 1897 STATE PARK, ROCCA PARK, PATTERSON FIELD AND THE MOTHER LODE GUN CLUB, ALL OF WHICH CATER TO A WIDE RANGE OF RECREATIONAL INTEREST. AS THE COMMUNITY OF JAMESTOWN GROWS SO WILL THE DEMAND FOR PARK AND RECREATIONAL FACILITIES. THIS SECTION OF THE AREA PLAN ESTABLISHES POLICIES AND MEASURES TO MEET THESE ANTICIPATED DEMANDS ON THE COMMUNITY.

### POLICIES

1. PARKS AND RECREATIONAL FACILITIES OF VARYING SIZE, FUNCTION AND LOCATION WILL BE PROVIDED TO SERVE JAMESTOWN RESIDENTS.
2. RECREATIONAL AREAS SHALL BE DESIGNED AND SITUATED SUCH THAT THEY PROVIDE A MAXIMUM AMOUNT OF BENEFIT FOR THE REGION THEY SERVE.
3. THE JAMESTOWN AREA PLANNING COMMISSION WILL ENCOURAGE THE DEVELOPMENT OF THE FOLLOWING PASSIVE AND ACTIVE RECREATIONAL FACILITIES TO BENEFIT AND TO SERVE THE ENTIRE JAMESTOWN COMMUNITY:

LIGHTED TENNIS COURTS  
SWIMMING POOL  
LIGHTED BASKETBALL COURTS  
PLAYING FIELDS - SOCCER, SOFTBALL  
BICYCLING PATHS  
HIKING TRAILS  
PICNIC AREAS  
EQUIPPED CHILDREN'S PLAY AREAS  
YOUTH CENTER  
COMMUNITY/SENIOR CENTER

4. THE JAMESTOWN AREA PLANNING COMMISSION RECOGNIZES THE EXISTENCE OF THE MOTHER LODE GUN CLUB AND WILL ESTABLISH MEASURES FOR ITS PRESERVATION AND CONTINUED USE.
5. NEW RESIDENTIAL DEVELOPMENT SHALL BE REQUIRED TO PROVIDE RECREATIONAL FACILITIES FOR THEIR RESIDENTS AND/OR THE COMMUNITY OF JAMESTOWN.
6. RECREATIONAL DEVELOPMENT ALONG WOODS CREEK WILL BE ENCOURAGED.

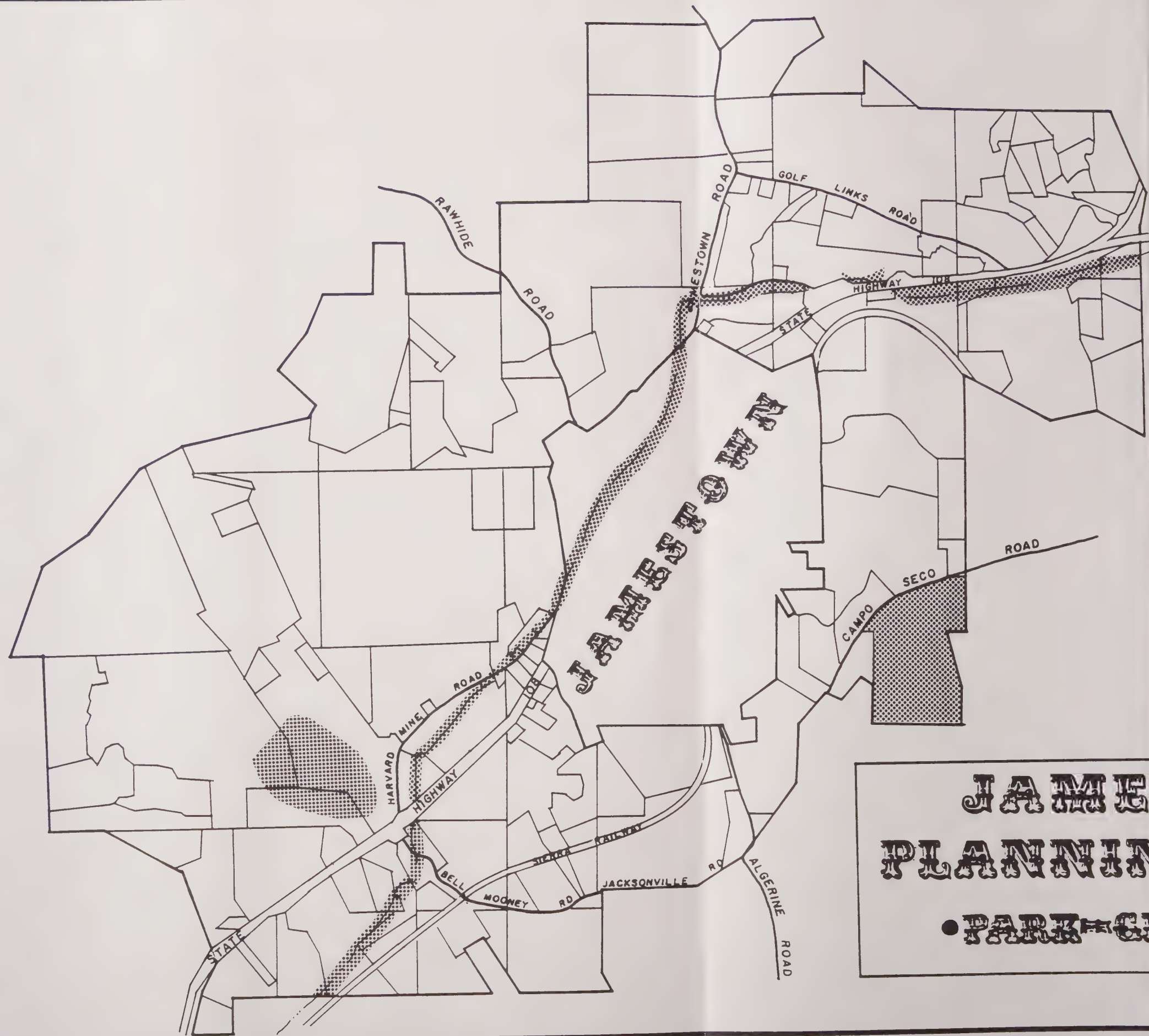
#### IMPLEMENTATION MEASURES

1. AT THE TIME OF DEVELOPMENT OF PARCELS LYING CONTIGUOUS TO THE MOTHER LODE GUN CLUB SITE, ASSESSOR'S PARCEL No. 59-010-13, A RECREATIONAL EASEMENT SHALL BE GRANTED TO THE GUN CLUB PARCEL SITE TO PRESERVE THE RIGHT FOR RECREATIONAL ACTIVITIES ON THAT SITE AS A GUN CLUB DUE TO THE INTRODUCTION OF RESIDENTIAL PARCELS INTO THE IMMEDIATE AREA. IT IS RECOGNIZED THAT THE EXISTING GUN CLUB AND ITS ASSOCIATED ACTIVITIES ARE NOT NOW A NUISANCE NOR HAVE THEY BEEN IN THE PAST.
2. THE JAMESTOWN AREA PLANNING COMMISSION SHALL CONSIDER ALTERNATIVE LAND USES SUCH AS RECREATIONAL TRAILS WHEN ABANDONING ROADWAYS, EASEMENTS AND RAILBEDS. A FORMAL TRAIL MASTER PLAN SHOULD BE DEVELOPED FOR THE JAMESTOWN AREA UTILIZING DEVELOPER CONTRIBUTIONS INTO THE PARKLAND DEDICATION FEE FUND.
3. DEVELOPERS OF NEW RESIDENTIAL SUBDIVISIONS CONSISTING OF 5 OR MORE PARCELS SHALL BE REQUIRED TO PROVIDE PARK OR RECREATIONAL FACILITIES AND/OR PAY IN-LIEU FEES FOR PARKLAND DEVELOPMENT IN ACCORDANCE WITH SECTION 16.26.120 OF THE TUOLUMNE COUNTY ORDINANCE CODE. PROPERTY OWNERS ABUTTING WOODS CREEK CAN USE DEDICATED RECREATIONAL ACCESS EASEMENTS TO FULFILL THE REQUIREMENT FOR RECREATIONAL FACILITIES OR PAYMENT OF IN-LIEU FEES.
4. DEVELOPERS OF PROJECTS WHICH ABUT WOODS CREEK SHALL BE REQUIRED TO DEDICATE A 20 FOOT WIDE ACCESS EASEMENT FOR RECREATIONAL TRAFFIC.

5. FIFTEEN (15) PERCENT OF THE GROSS LAND AREA OF NEW MOBILEHOME PARKS, RV PARKS, CAMPGROUNDS AND MULTIPLE FAMILY HOUSING DEVELOPMENTS SHALL BE DESIGNATED AS OPEN SPACE OR RECREATION AREA. WITHIN THIS 15 PERCENT AREA, DEVELOPED RECREATIONAL AREA SHALL BE PROVIDED AT A RATIO OF 200 SQUARE FEET PER UNIT. AN IN-LIEU PARK FEE MAY BE PAID FOR THE DEVELOPMENT OF COMMUNITY PARKS INSTEAD OF PROVIDING ON-SITE RECREATIONAL FACILITIES. RECREATIONAL FACILITIES WITHIN THE DEVELOPED AREA MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING: SWIMMING POOL, PUTTING GREEN, CLUBHOUSE, SOCCER FIELD, LAWN BOWLING AREA, VOLLEYBALL COURT, BASKETBALL COURT, TENNIS COURT, PICNIC AREA, AND CHILDREN'S PLAY AREA. NEW DEVELOPMENTS WHICH ALLOW CHILDREN SHALL BE PROVIDED WITH DEVELOPED AND EQUIPPED TOT LOTS AND CHILDREN'S PLAY AREAS WITH A TOTAL AREA EQUALLING TEN (10) SQUARE FEET PER UNIT.







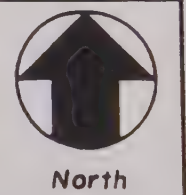
# LEGEND

PARK-GREEN SPACE

 PROPOSED

Scale

0' 2000'  
feet



## JAMESTOWN PLANNING AREA • PARK-GREEN SPACE





# JAMESTOWN

• PARK-GREEN SPACE



**LEGEND**

PARK-GREEN SPACE

EXISTING

PROPOSED

Scale

0' 400'

feet

North



## VII. RESIDENTIAL ELEMENT

THE FIRST DWELLING UNITS IN JAMESTOWN WERE NOTHING MORE THAN TENTS PITCHED ALONG THE BANKS OF WOODS CREEK TO PROVIDE SHELTER FOR MINERS SEARCHING FOR THE GOLD TREASURE IN THE 1850's. ALTHOUGH PRIMITIVE, THESE CANVAS HUTS PROVIDED DECENT HOUSING FOR THOSE ADVENTURERS.

AS THE COMMUNITY SWELLED IN POPULATION DURING THE HEIGHT OF THE GOLD RUSH, THESE TENTS WERE REPLACED BY PERMANENT STRUCTURES. MOST OF THESE STRUCTURES WERE OF FRAME CONSTRUCTION WITH FRONT PORCHES, SMALL PANED WINDOWS AND TIN ROOFS. DESPITE THE FIRES WHICH PERIODICALLY RAVAGED JAMESTOWN DURING THE LATE 1800's, SEVERAL OF THESE EARLY HOMES SURVIVED THE DEVASTATION OF TIME AND REMAIN INTACT TODAY.

ALONG WITH THE FLUCTUATION OF JAMESTOWN'S POPULATION THROUGH THE YEARS CAME CHANGES IN THE STYLE AND DESIGN OF RESIDENTIAL STRUCTURES FOLLOWING THE ARCHITECTURAL VOGUE OF THE TIME. DESPITE THE DIFFERENCE IN STYLES, THESE STRUCTURES SHARED A COMMONALITY IN PROVIDING DECENT HOUSING FOR THE RESIDENTS OF JAMESTOWN.

THIS HISTORIC PROVISION OF DECENT SHELTER FOR ALL PEOPLE IS IN COMPLIANCE WITH THE FOLLOWING CURRENT STATE OF CALIFORNIA POLICIES RELATIVE TO HOUSING:

- O DECENT HOUSING SHALL BE PROVIDED IN A SATISFYING ENVIRONMENT FOR ALL PERSONS REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, LEVEL OF INCOME OR OTHER ARBITRARY FACTORS.
- O AN ADEQUATE SUPPLY AND CHOICE OF HOUSING OPPORTUNITIES BY LOCATION, TYPE, PRICE AND TENURE SHALL BE PROVIDED.
- O A BALANCED RESIDENTIAL ENVIRONMENT SHALL BE DEVELOPED WITH ACCESS TO EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND ADEQUATE SERVICES.

THE COMMUNITY OF JAMESTOWN IS IN COMPLIANCE WITH THESE POLICIES WITH ITS WIDE RANGE OF HOUSING CHOICES. OF THE EXISTING 950 HOUSING UNITS IN THE JAMESTOWN AREA, 67 PERCENT ARE OWNER OCCUPIED, 33 PERCENT RENTALS, 66 PERCENT



CONVENTIONAL SINGLE FAMILY, 28 PERCENT MOBILEHOMES AND 6 PERCENT MULTIPLE FAMILY. THE GENTLY ROLLING HILLS SURROUNDING THE JAMESTOWN TOWNSITE ARE CONDUCIVE TO LOW DENSITY SINGLE FAMILY UNITS WHILE THE TOWNSITE ITSELF WITH ITS RELATIVELY FLAT TERRAIN AND COMMERCIAL CENTER MAKE IT IDEAL FOR DEVELOPMENT OF NEW MULTIPLE FAMILY HOUSING.

## POLICIES

1. WITHIN THE BOUNDARIES OF THE JAMESTOWN AREA PLAN, HOUSING DEVELOPMENTS MAY BE PERMITTED IN ENVIRONMENTALLY HAZARDOUS AREAS SUCH AS FLOODWAYS, SLIDE AREAS OR UNSTABLE SLOPES WHERE IT CAN BE CLEARLY SHOWN, THROUGH APPLICATION OF COUNTY ORDINANCE, SUCH AS THE GRADING ORDINANCE, THAT THE PROPOSED DEVELOPMENT WILL NOT RESULT IN SIGNIFICANT ADVERSE EFFECTS.
2. THE DESIGN AND SITING OF NEW RESIDENTIAL DEVELOPMENTS MUST BE COMPATIBLE WITH ADJACENT LAND USES.
3. NEW RESIDENTIAL DEVELOPMENT WILL BE REGULATED TO CREATE A BALANCED VARIETY OF HOUSING TYPES, DENSITIES, AND COSTS, INCLUDING LOW AND MODERATE INCOME UNITS, WHILE PRESERVING THE CHARACTER OF JAMESTOWN.
4. ZONING WILL BE USED IN WAYS WHICH ENSURE THAT PERSONS ARE NOT EXCLUDED ON THE BASIS OF ECONOMIC, ETHNIC, AGE, SEX OR DISABILITY CHARACTERISTICS. ZONING WILL BE USED TO ENCOURAGE VARIETY AND TO ASSURE THE PROVISION OF ADEQUATE SITES TO ACCOMMODATE HOUSEHOLDS OF ALL TYPES, CHARACTERISTICS AND INCOME LEVELS.
5. LOWER INCOME UNITS WILL BE ENCOURAGED THROUGHOUT THE JAMESTOWN AREA RATHER THAN CONCENTRATED IN A SPECIFIC AREA.
6. THE DEVELOPMENT OF LOW AND MODERATE INCOME HOUSING UNITS WILL BE ENCOURAGED WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES THROUGH THE PROVISION OF THE COUNTY'S INCENTIVE PROGRAM FOR SUCH, INCLUDING DENSITY BONUSES.
7. THE DEVELOPMENT OF QUALITY MOBILEHOME PARKS AND CONDOMINIUM DEVELOPMENTS WILL BE ENCOURAGED IN SUITABLE LOCATIONS.

8. THE PROVISION OF RENTAL HOUSING AS WELL AS OWNER OCCUPIED UNITS IS INTEGRAL TO THE JAMESTOWN COMMUNITY AND THE DEVELOPMENT OF SUCH WILL BE ENCOURAGED.
9. HIGHER DENSITY HOUSING WILL BE ENCOURAGED NEAR COMMERCIAL FACILITIES TO PROMOTE OPTIMAL USE OF THE LAND.
10. PLANNED COMMUNITIES AND MASTER PLANNING WILL BE ENCOURAGED AS A MEANS OF ACHIEVING INNOVATIVE AND VARIED APPROACHES TO MEETING HOUSING NEEDS AND CREATIVE SOLUTIONS IN SITING NEW DEVELOPMENT.
11. NEW URBAN RESIDENTIAL DEVELOPMENT WILL BE REQUIRED TO PROVIDE AMENITIES SUCH AS PEDESTRIAN WALKWAYS, BICYCLE PATHS, STREET LIGHTS, LANDSCAPING AND RECREATIONAL FACILITIES.
12. URBAN RESIDENTIAL DEVELOPMENT, DEFINED AS DEVELOPMENT WITH A DENSITY GREATER THAN 1 UNIT PER 2 GROSS ACRES, WILL ONLY BE PERMITTED IN AREAS CAPABLE OF BEING PROVIDED WITH URBAN SERVICES INCLUDING PUBLIC WATER, PUBLIC SEWER, PAVED ACCESS AND ADEQUATE LEVELS OF FIRE AND POLICE PROTECTION.

#### IMPLEMENTATION MEASURES:

1. NEW RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3 DWELLING UNITS PER ACRE OR GREATER SHALL PROVIDE THE FOLLOWING:
  - A. PEDESTRIAN WALKWAYS ALONG ALL ACCESS ROADS.
  - B. STREET LIGHTS IN ALL AREAS WHERE PEDESTRIAN WALKWAYS ARE REQUIRED AND IN ADDITIONAL AREAS AS REQUIRED FOR SAFETY AND CRIME DETERRENT.
  - C. SHADE TREES ALONG ALL STREET FRONTAGES WITH A MAXIMUM SPACING OF 25' ON CENTER AND A MINIMUM OF 2 TREES PER PARCEL. SAID TREES SHALL BE OF A MINIMUM 1" CALIPER (DBH) SIZE AT THE TIME OF PLANTING. PLEASE REFER TO APPENDIX H FOR A LIST OF SUGGESTED SPECIES.
2. DEVELOPERS OF ALL NEW RESIDENTIAL SUBDIVISIONS,

REGARDLESS OF THE NUMBER OF PARCELS, SHALL BE REQUIRED TO DEDICATE LAND AND/OR PAY IN-LIEU FEES FOR PARK LAND DEVELOPMENT IN ACCORDANCE WITH SECTION 16.26.120 OF THE TUOLUMNE COUNTY ORDINANCE CODE.

3. FIFTEEN (15) PERCENT OF THE GROSS LAND AREA WITHIN NEW MOBILEHOME PARKS AND FOR MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON LAND ZONED R-2 AND R-3 SHALL BE DESIGNATED AS OPEN SPACE OR RECREATION AREA. WITHIN THIS 15 PERCENT AREA, DEVELOPED RECREATIONAL AREA SHALL BE PROVIDED AT A RATIO OF 200 SQUARE FEET PER UNIT. AN IN-LIEU PARK FEE MAY BE PAID FOR THE DEVELOPMENT OF COMMUNITY PARKS INSTEAD OF PROVIDING ON-SITE RECREATIONAL FACILITIES. RECREATIONAL FACILITIES WITHIN THE DEVELOPED AREA MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING: SWIMMING POOL, PUTTING GREEN, CLUBHOUSE, SOCCER FIELD, LAWN BOWLING AREA, VOLLEYBALL COURT, BASKETBALL COURT, TENNIS COURT, PICNIC AREA, AND CHILDREN'S PLAY AREA. NEW DEVELOPMENTS WHICH ALLOW CHILDREN SHALL BE PROVIDED WITH DEVELOPED AND EQUIPPED TOT LOTS AND CHILDREN'S PLAY AREAS WITH A TOTAL AREA EQUALLING TEN (10) SQUARE FEET PER UNIT.
4. NEW MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON LAND ZONED R-3 WILL BE REQUIRED TO BE DESIGNED IN A MANNER COMPATIBLE WITH JAMESTOWN'S HISTORIC THEME.



## VIII. ECONOMIC ELEMENT

THE HISTORIC BACKBONE OF INDUSTRY IN JAMESTOWN HAS BEEN GOLD MINING. FROM THE FIRST DISCOVERY OF GOLD IN WOODS CREEK IN 1848, JAMESTOWN EVOLVED AS A COMMERCIAL CENTER PROVIDING GOODS AND SERVICES TO THE MINERS. AT ITS PEAK IN 1855, JAMESTOWN HAD 30 SHOPS AND BUSINESSES IN OPERATION ALONG MAIN STREET. AS MINING DECLINED SO DID COMMERCE.

IN THE 1970'S THE EFFORTS OF LOCAL BUSINESS OWNERS TO RESTORE THE HISTORIC MAIN STREET OF JAMESTOWN, THE OPENING OF RAILTOWN 1897 AS A STATE HISTORIC PARK AND THE REBIRTH OF THE MOTHER LODE CREATED BY SONORA MINING CORPORATION'S REOPENING OF THE HARVARD MINE BROUGHT A SURGENCE OF TOURISM AND JAMESTOWN BECAME AN IMPORTANT TOURIST ATTRACTION OF TUOLUMNE COUNTY. MINING AND COMMERCIAL BUSINESSES SERVING BOTH THE TOURIST INDUSTRY AND THE LOCAL POPULATION PROVIDE THE MAIN ECONOMIC BASE FOR THE JAMESTOWN COMMUNITY TODAY.

### COMMERCIAL DEVELOPMENT

#### POLICIES

1. NEW COMMERCIAL DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
2. NEIGHBORHOOD COMMERCIAL DEVELOPMENT SHALL BE ENCOURAGED WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES NEAR RESIDENTIAL AREAS TO PROVIDE NECESSARY SERVICES WITHIN WALKING, BICYCLING OR SHORT DRIVING DISTANCES AND TO REDUCE TRAFFIC CONGESTION ON HIGHWAY 108/49 AND COUNTY ROADS.
3. NEW COMMERCIAL DEVELOPMENT SHALL BE ENCOURAGED TO BE LOCATED WITHIN THE EXISTING CENTRAL BUSINESS DISTRICT BY UTILIZING EXISTING HISTORIC STRUCTURES AND CONSTRUCTING ON VACANT PARCELS TO INFILL BETWEEN BUILDINGS.
4. NEW COMMERCIAL DEVELOPMENT SHALL PAY ITS PRO-RATA SHARE OF THE LOCAL COST OF EXPANSION IN FACILITIES AND INFRASTRUCTURE WHICH IT GENERATES AND ON WHICH IT DEPENDS.

5. Signs for new commercial development shall be compatible with the historic character of Jamestown.

#### Implementation Measures

1. Commercial development shall be limited to an orderly measured growth pattern.
2. New heavy commercial development shall be prohibited along State Highway 108/49 by zoning commercially designated areas to C-1 (Light Commercial) or C-0 (Neighborhood Commercial).
3. Neighborhood Commercial development shall be promoted in areas suitable for serving area residents through designation on the area plan land use maps.
4. New commercial structures within the Design Review boundaries shall comply with the Design Review Guidelines and shall reflect the historic character of Jamestown.
5. Strip commercial development along Highway 108/49 shall be discouraged. New commercial development shall be prohibited along both sides of Highway 108/49 northeast of Wigwam Road and southwest of Rolling Hills Boulevard as indicated on the Jamestown Area Plan land use designation map.
6. Performance bonds or equivalent securities shall be required prior to issuance of Grading or Building Permits for all new commercial development within the Jamestown Area Plan boundaries in an amount sufficient to finance measures formulated to mitigate environmental impacts resulting from said development.
7. New commercial development shall provide the following:
  - a. Pedestrian walkways along access roads.
  - b. Street lights in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent.
8. A Development Agreement or Site Development Permit shall be required for all construction and development on land zoned commercial within the Jamestown Area Plan boundaries. This requirement does not apply to land zoned with the :HDP (Historic Design Preservation Combining) or :D (Design Control Combining) districts.
9. A Use Permit shall be required for outdoor sales and storage on land zoned C-0 and C-1 within the Historic Preservation District (HDP). Outdoor displays of not more than three (3) samples of merchandise sold on site may be permitted provided a Design Review Permit is first secured.

Effective 10/8/92

## INDUSTRIAL DEVELOPMENT

### POLICIES

1. A BALANCE BETWEEN COMMERCIAL, INDUSTRIAL AND RESIDENTIAL LAND USES WILL BE ENCOURAGED IN THE JAMESTOWN PLANNING AREA TO MINIMIZE TRAVEL DISTANCE REQUIRED FOR SHOPPING TRIPS AND THE JOURNEY TO WORK.
2. INDUSTRIAL DEVELOPMENT WILL BE REQUIRED TO MEET PERFORMANCE STANDARDS BASED ON FACTORS OF NOISE, ODOR, TRAFFIC AND AIR POLLUTION IN ORDER TO MINIMIZE ITS IMPACTS ON ESTABLISHED OR PROPOSED SURROUNDING USES.
3. INDUSTRIAL DEVELOPMENT SHALL BE ENCOURAGED ON LAND CURRENTLY ZONED AND/OR DESIGNATED ON THE JAMESTOWN AREA PLAN AS INDUSTRIAL.
4. INDUSTRIAL LAND USES OF A CLEAN AND QUIET NATURE SHALL BE ENCOURAGED TO BE DEVELOPED WITHIN THE BOUNDARIES OF THE JAMESTOWN AREA PLAN.
5. ECONOMICALLY IMPORTANT RANGELAND AND WILLIAMSON ACT CONTRACT LANDS WILL BE PROTECTED FROM UNNECESSARY OR PREMATURE DEVELOPMENT. ECONOMICALLY IMPORTANT RANGELANDS ARE DEFINED AS AREAS WITH "HIGH" OR "VERY HIGH" RANGELAND PRODUCTION VALUES AS SHOWN ON THE USDA/CDF COOPERATIVE SOIL/VEGETATION SURVEY MAPS.
6. THE JAMESTOWN PLANNING AREA CONTAINS ECONOMICALLY IMPORTANT DEPOSITS OF GOLD, GRAVEL, STONE AND OTHER MINERALS. DEVELOPMENT WILL BE PLANNED SO THAT FUTURE UTILIZATION OF THESE MATERIALS IS NOT PRECLUDED.
7. NEW INDUSTRIAL DEVELOPMENT SHALL PAY ITS PRO-RATA SHARE OF THE LOCAL COST OF EXPANSION IN FACILITIES AND INFRASTRUCTURE WHICH IT GENERATES AND ON WHICH IT DEPENDS.

### IMPLEMENTATION MEASURES

1. NEW INDUSTRIAL DEVELOPMENT SHALL OCCUR IN LOCATIONS THAT WILL NOT SIGNIFICANTLY IMPACT NEIGHBORING RESIDENCES.



2. INDUSTRIAL DEVELOPMENT SHALL BE CONCENTRATED IN ESTABLISHED INDUSTRIAL AREAS. PROPOSALS FOR NEW INDUSTRIAL DEVELOPMENT SHALL BE CLOSELY REVIEWED FOR COMPATIBILITY WITH EXISTING AND POTENTIAL SURROUNDING LAND USES.
3. NOISE LEVELS GENERATED BY NEW INDUSTRIAL DEVELOPMENT SHALL BE CONSISTENT WITH THOSE SPECIFIED IN THE "LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT" AND "GUIDELINES FOR ESTABLISHING NOISE LEVELS FOR DISCRETIONARY PERMITS". PLEASE REFER TO FIGURE 6 ON PAGE 48 AND FIGURE 7 ON PAGE 51.
4. PERFORMANCE BONDS OR EQUIVALENT SECURITIES SHALL BE REQUIRED PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS FOR ALL NEW INDUSTRIAL DEVELOPMENT WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES IN AN AMOUNT SUFFICIENT TO FINANCE MEASURES FORMULATED TO MITIGATE ENVIRONMENTAL IMPACTS RESULTING FROM SAID DEVELOPMENT.
5. A DEVELOPMENT AGREEMENT OR SITE DEVELOPMENT PERMIT SHALL BE REQUIRED FOR ALL NEW INDUSTRIAL CONSTRUCTION AND DEVELOPMENT WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES.
6. PARCELS IDENTIFIED AS CONTAINING ECONOMICALLY IMPORTANT DEPOSITS OF SAND, GRAVEL, STONE, GOLD AND OTHER MINERALS SHALL BE ZONED MPZ TO PROVIDE FOR FUTURE UTILIZATION OF THESE NATURAL RESOURCES.

## IX. PUBLIC SERVICES

JAMESTOWN WAS SETTLED AS A MINING CAMP ALONG THE BANKS OF WOODS CREEK IN 1849. AS THE POPULATION OF JAMESTOWN SWELLED DURING THE HEYDAY OF THE GOLD RUSH, PERMANENT BUILDINGS WERE ERECTED ALONG MAIN STREET, THE FIRST PUBLIC THOROUGHFARE. ADDITIONAL PUBLIC SERVICES SUCH AS FIRE PROTECTION AND LAW ENFORCEMENT WERE SOON NEEDED TO PRESERVE THE STRUCTURAL AND MORAL INTEGRITY OF THE COMMUNITY.

TODAY, PUBLIC WATER AND SEWER SERVICES ARE PROVIDED TO THE JAMESTOWN COMMUNITY BY THE TUOLUMNE WATER SYSTEM AND SONORA WATER COMPANY AND THE JAMESTOWN SANITARY DISTRICT RESPECTIVELY. FIRE PROTECTION IS UNDER THE JURISDICTION OF THE JAMESTOWN FIRE DISTRICT, TUOLUMNE COUNTY FIRE DEPARTMENT AND CALIFORNIA DEPARTMENT OF FORESTRY. LAW ENFORCEMENT IS PROVIDED BY THE TUOLUMNE COUNTY SHERIFF'S DEPARTMENT AND THE CALIFORNIA HIGHWAY PATROL. THE JAMESTOWN ELEMENTARY AND SONORA HIGH SCHOOL DISTRICTS PROVIDE EXCELLENT EDUCATIONAL PROGRAMS FOR STUDENTS IN THE JAMESTOWN AREA. TRANSPORTATION SYSTEMS ARE MAINTAINED BY THE TUOLUMNE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING SERVICES AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. THESE PUBLIC SERVICES ARE CONSTANTLY BEING STRESSED BY THE DEMANDS OF NEW DEVELOPMENT. THE FOLLOWING POLICIES ESTABLISH MEANS TO NOT ONLY MAINTAIN CURRENT LEVELS OF SERVICE, BUT TO IMPROVE THEM.

### POLICIES

1. PUBLIC SERVICES SHALL BE PROVIDED AT THEIR EXISTING OR HIGHER LEVEL OF SERVICE.
2. NEW DEVELOPMENT WILL PAY ITS PRO-RATA SHARE OF THE LOCAL COST OF EXPANSION IN FACILITIES AND INFRASTRUCTURE WHICH IT GENERATES AND ON WHICH IT DEPENDS.
3. NEW URBAN DEVELOPMENT SHALL BE PROVIDED WITH PUBLIC WATER, PAVED ACCESS AND ADEQUATE LEVELS OF POLICE AND FIRE PROTECTION.

## IMPLEMENTATION MEASURES

1. A JAMESTOWN AREA IMPROVEMENT ASSOCIATION OR EQUAL SHALL BE FORMED TO ADMINISTER FEES COLLECTED FROM NEW DEVELOPMENT FOR ACQUISITION, CONSTRUCTION AND MAINTENANCE OF PEDESTRIAN WALKWAYS, BICYCLE PATHS, STREET LIGHTS, PARK AND RECREATIONAL FACILITIES AND PUBLIC PARKING FACILITIES.
2. NEW DEVELOPMENT WHICH CANNOT PROVIDE REQUIRED PUBLIC SERVICES SUCH AS SIDEWALKS, STREET LIGHTING, PARKLAND, OR PARKING SHALL PAY IN-LIEU FEES TO THE JAMESTOWN AREA IMPROVEMENT ASSOCIATION OR EQUAL.
3. NEW DEVELOPMENT SHALL PAY APPLICABLE COUNTY SERVICE MITIGATION FEES AS ESTABLISHED BY THE COUNTY OF TUOLUMNE.
4. NEW DEVELOPMENT SHALL BE DESIGNED WITH CRIME DETERRENT FEATURES SUCH AS DEAD BOLT LOCKS AND ADEQUATE EXTERIOR ILLUMINATION.
5. NEW DEVELOPMENT SHALL BE PROVIDED WITH ADEQUATE LEVELS OF POLICE PROTECTION AS DEFINED BY THE TUOLUMNE COUNTY GENERAL PLAN. CURRENTLY ADEQUATE POLICE PROTECTION IS DEFINED AS ONE SWORN LAW ENFORCEMENT OFFICER OF THE TUOLUMNE COUNTY SHERIFF'S DEPARTMENT PER 1,000 PERSONS RESIDING IN THE UNINCORPORATED AREA OF THE COUNTY.

## A. WATER AND SEWER

MOST OF THE JAMESTOWN COMMUNITY IS CURRENTLY SERVED WITH PUBLIC WATER FROM THE TUOLUMNE WATER SYSTEM AND SONORA WATER COMPANY AND SEWER SERVICE THROUGH THE JAMESTOWN SANITARY DISTRICT SYSTEM. BOTH OF THESE SYSTEMS CURRENTLY HAVE CAPACITY TO SERVE NEW DEVELOPMENT WITHIN THE BOUNDARIES OF THE JAMESTOWN AREA PLAN.

### POLICIES

1. ESTABLISH MINIMUM WATER AND SEWER SERVICE REQUIREMENTS FOR NEW DEVELOPMENT TO PROTECT THE HEALTH WELFARE AND



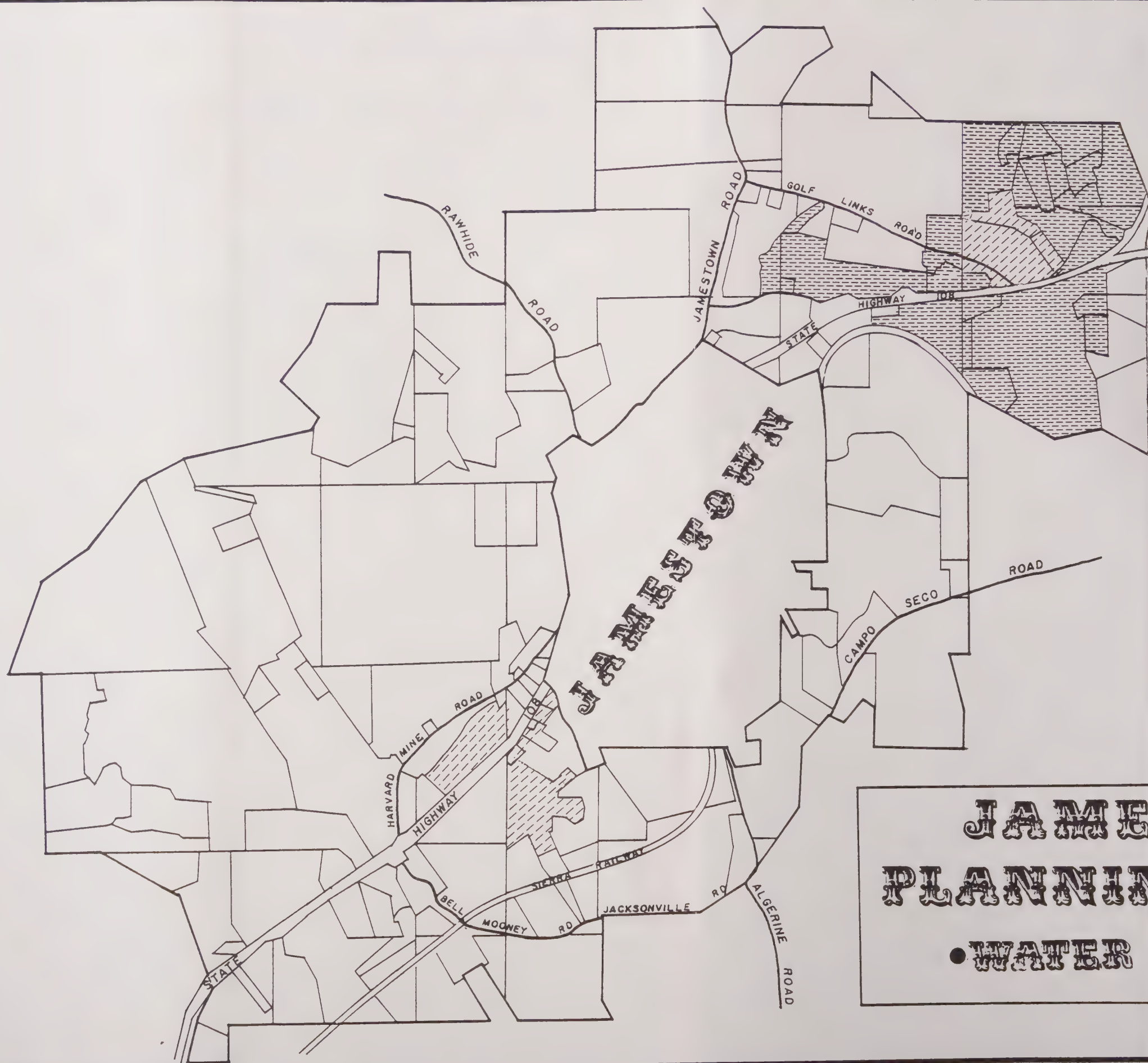
SAFETY OF THE RESIDENTS OF JAMESTOWN.

2. COORDINATE REVIEW OF NEW DEVELOPMENT PROJECTS WITH THE JAMESTOWN SANITARY DISTRICT, TUOLUMNE WATER SYSTEM AND SONORA WATER COMPANY.

IMPLEMENTATION MEASURES

1. NEW COMMERCIAL DEVELOPMENT IN JAMESTOWN SHALL BE SERVED WITH PUBLIC WATER MEETING THE FIRE FLOW STANDARDS ESTABLISHED BY TUOLUMNE COUNTY.
2. NEW RESIDENTIAL DEVELOPMENT WITH A DENSITY OF ONE DWELLING UNIT PER TWO ACRES OR GREATER SHALL BE SERVED WITH PUBLIC WATER MEETING THE FIRE FLOW STANDARDS ESTABLISHED BY TUOLUMNE COUNTY.
3. NEW COMMERCIAL DEVELOPMENT SHALL BE SERVED WITH PUBLIC SEWER. AN AGREEMENT SHALL BE ENTERED INTO BETWEEN THE DEVELOPER AND THE JAMESTOWN SANITARY DISTRICT FOR FUNDING OF ANY EXTENSIONS OR IMPROVEMENTS NECESSARY TO SERVICE THE NEW DEVELOPMENT.
4. NEW RESIDENTIAL DEVELOPMENT WITH A DENSITY OF THREE DWELLING UNITS PER ACRE OR GREATER SHALL BE SERVED WITH PUBLIC SEWER. AN AGREEMENT SHALL BE ENTERED INTO BETWEEN THE DEVELOPER AND THE JAMESTOWN SANITARY DISTRICT FOR FUNDING OF ANY EXTENSIONS OR IMPROVEMENTS NECESSARY TO SERVICE THE NEW DEVELOPMENT.
5. ANY NEW CONSTRUCTION WITHIN THE JAMESTOWN SANITARY DISTRICT BOUNDARIES SHALL BE CONNECTED TO THAT AGENCY'S PUBLIC SEWER SYSTEM.
6. NEW DEVELOPMENT OUTSIDE THE BOUNDARIES OF THE JAMESTOWN SANITARY DISTRICT SERVICE AREA SHALL INSTALL A SEWAGE DISPOSAL SYSTEM APPROVED BY THE TUOLUMNE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND IN ACCORDANCE WITH TITLE 13 OF THE TUOLUMNE COUNTY ORDINANCE CODE.
7. NEW DEVELOPMENT SHALL PAY ITS PROPORTIONATE SHARE OF THE LOCAL COSTS OF INFRASTRUCTURE IMPROVEMENTS REQUIRED TO SERVICE SUCH DEVELOPMENT.





# LEGEND

EXISTING WATER SERVICE

/// TUOLUMNE CO. WATER SYSTEM

--- SONORA WATER COMPANY

Scale

0' 2000'  
feet



North

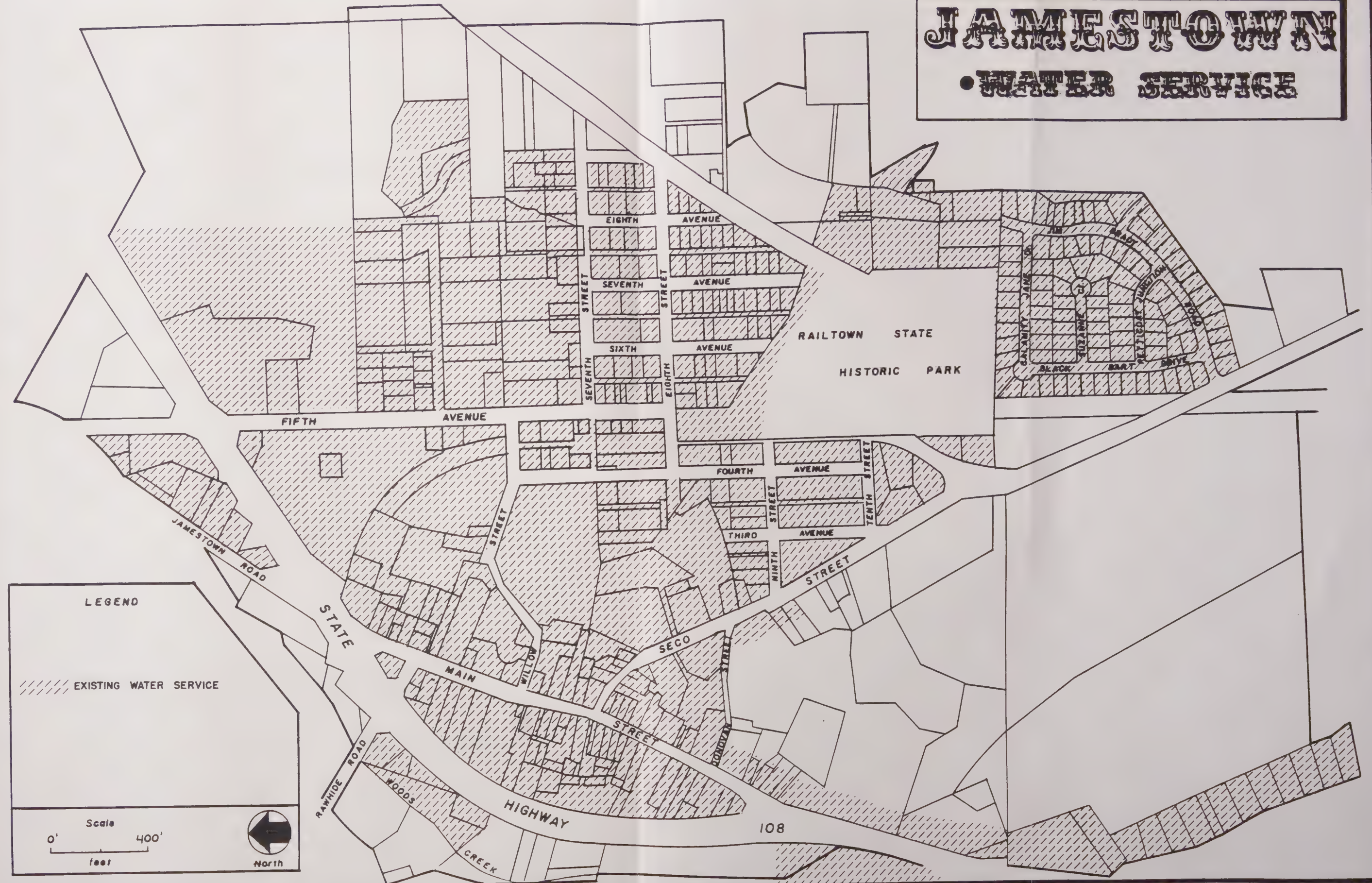
## JAMESTOWN PLANNING AREA • WATER SERVICE





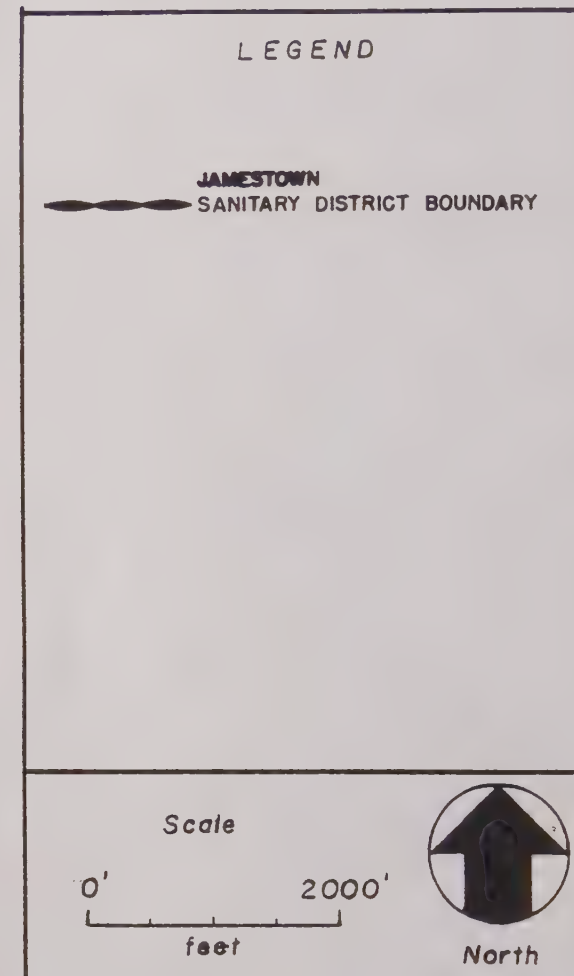
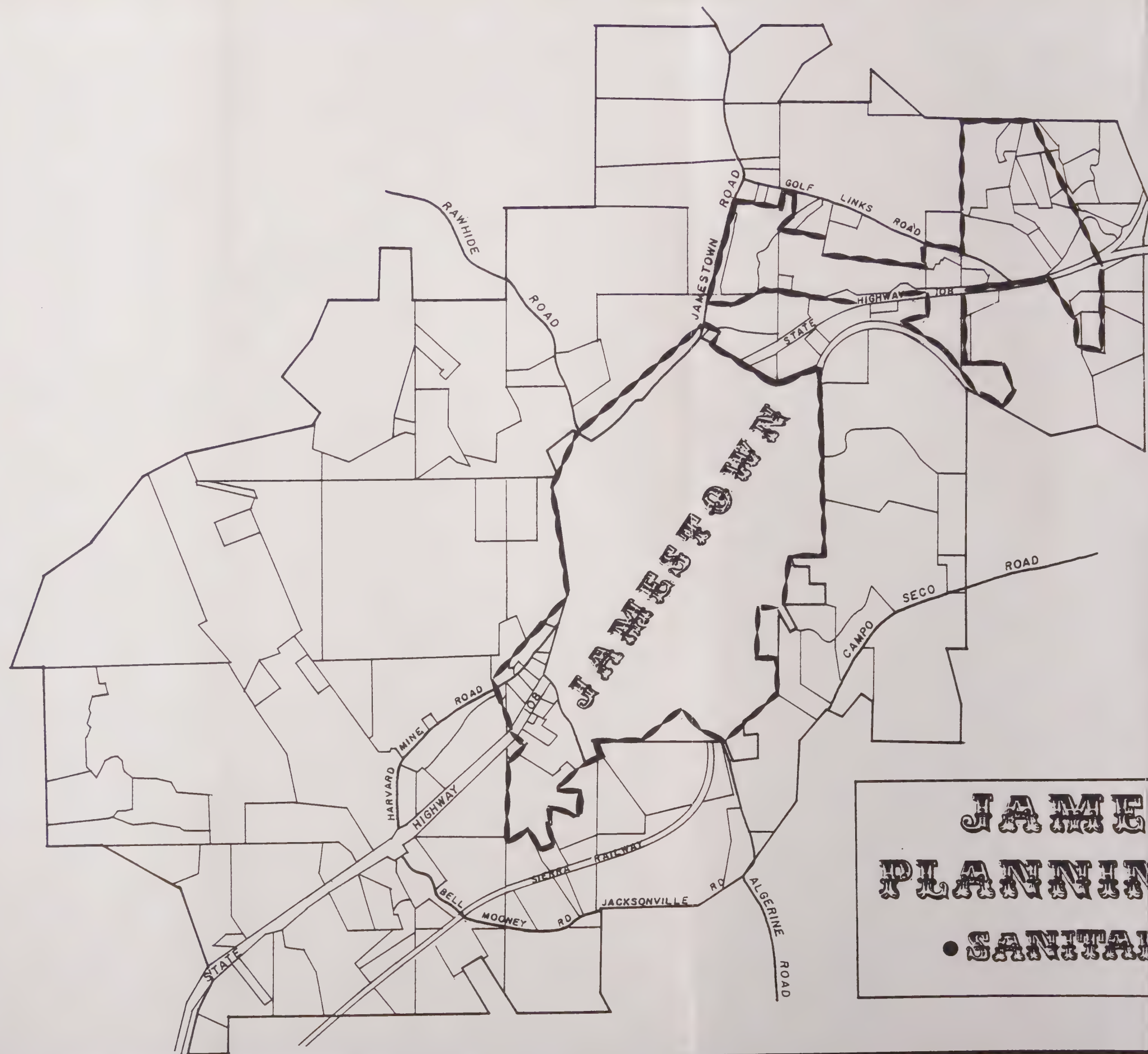
# JAMESTOWN

## • WATER SERVICE







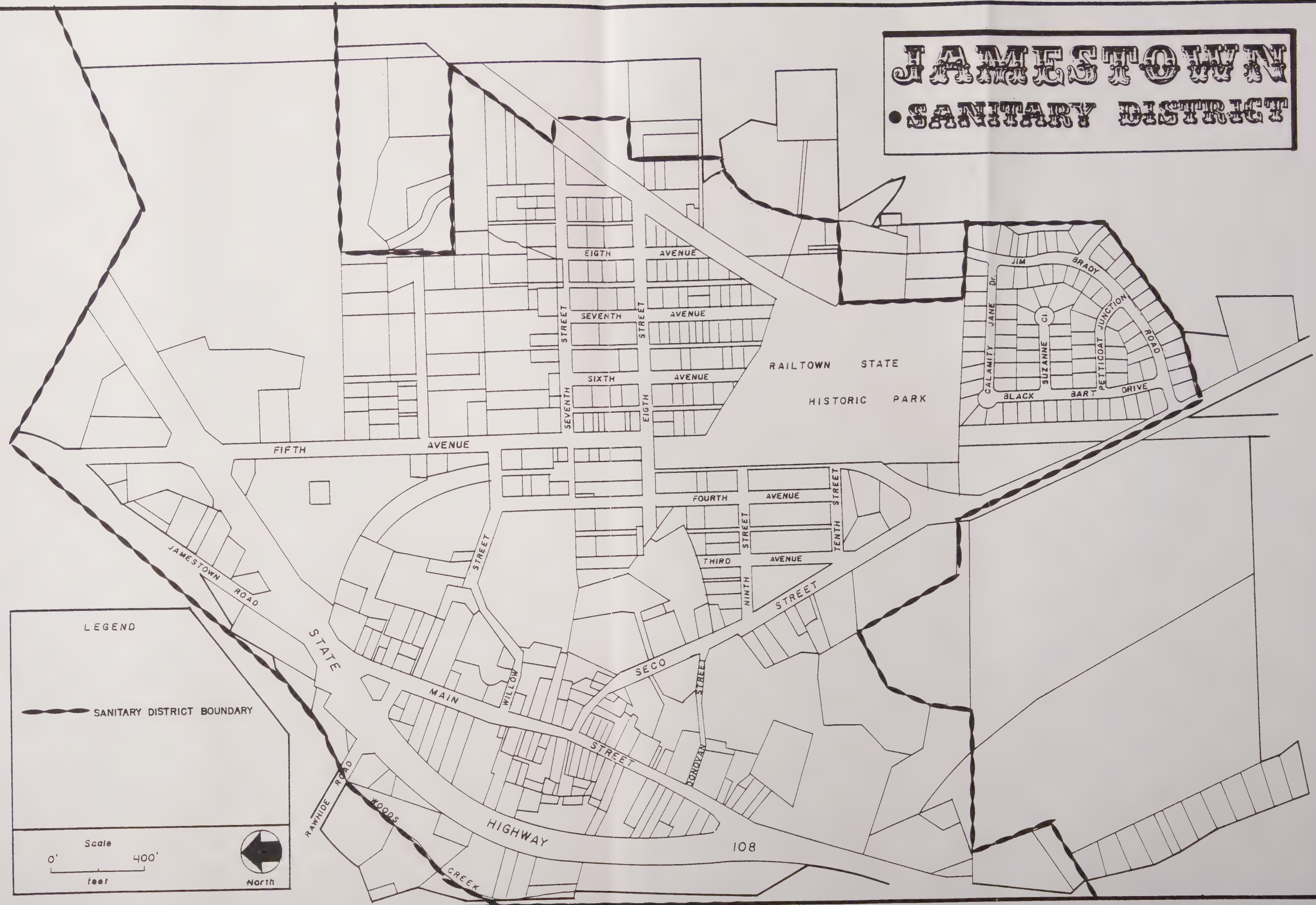


**JAMESTOWN  
PLANNING AREA  
• SANITARY DISTRICT**



# JAMESTOWN

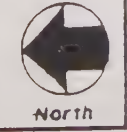
## • SANITARY DISTRICT



LEGEND

 SANITARY DISTRICT BOUNDARY

Scale  
0' 400'  
feet







## B. SCHOOLS

THE JAMESTOWN PLANNING AREA LIES WITHIN THE BOUNDARIES OF THE JAMESTOWN ELEMENTARY AND SONORA HIGH SCHOOL DISTRICTS. BOTH OF THESE EDUCATIONAL INSTITUTIONS HAVE PLANS FOR FUTURE EXPANSION THROUGH THE DEVELOPMENT OF 'SECOND' CAMPUSES OR RELOCATION TO LARGER SITES.

### POLICIES

1. ENCOURAGE THE DEVELOPMENT OF NEW SCHOOL FACILITIES AND PROGRAMS TO MEET THE EDUCATIONAL NEEDS OF ELEMENTARY AND HIGH SCHOOL STUDENTS.
2. COORDINATE REVIEW OF NEW DEVELOPMENT PROJECTS WITHIN THE JAMESTOWN ELEMENTARY AND SONORA HIGH SCHOOL DISTRICTS.

### IMPLEMENTATION MEASURES

1. NEW DEVELOPMENT SHALL PAY APPLICABLE SCHOOL MITIGATION FEES AS ESTABLISHED BY LOCAL SCHOOL BOARDS AS AUTHORIZED BY THE STATE OF CALIFORNIA.

## C. TRANSPORTATION

### POLICIES

1. PROVIDE A TRANSPORTATION SYSTEM THAT IS SAFE, EFFICIENT, CONVENIENT AND COORDINATED TO MEET THE NEEDS OF THE JAMESTOWN COMMUNITY IN REGARD TO BOTH THE TRANSPORT OF PEOPLE AND MATERIAL TO THE DEGREE THAT IT IS COMPATIBLE WITH OTHER COMMUNITY RESOURCE NEEDS.
2. PROVIDE OR REQUIRE TRANSPORTATION FACILITIES WHICH COMPLIMENT PLANNED USE DEVELOPMENT PROJECTS IN THE JAMESTOWN AREA.

3. DEVELOP A TRANSPORTATION PLAN IN THE JAMESTOWN AREA THAT IS FINANCIALLY FEASIBLE.
4. TO THE GREATEST EXTENT POSSIBLE THE COST FOR PROVIDING AND IMPROVING TRANSPORTATION SERVICE SHOULD BE BORN BY THE USER OR DEVELOPER.
5. DEVELOP THE JAMESTOWN AREA PLAN IN CONFORMITY WITH THE TUOLUMNE COUNTY CIRCULATION ELEMENT OF THE GENERAL PLAN AND IN COMPATIBILITY WITH STATE TRANSPORTATION PLANS.

#### IMPLEMENTATION MEASURES

1. UTILIZE THE COUNTY'S REVIEW PROCESS FOR ALL TRANSPORTATION IMPROVEMENT PROJECTS INCLUDING AGENCIES, COMMITTEES, COMMISSIONS, DEPARTMENTS AND INDIVIDUALS WHO CAN PROVIDE CONSTRUCTIVE INPUT DURING THE PLANNING PHASE OF SUCH PROJECTS.
2. PUBLIC AND PRIVATE TRANSPORTATION FACILITIES SHALL BE PLANNED AND DEVELOPED CONSISTENT WITH OVERALL COUNTY AND LOCAL GROWTH POLICIES CONTAINED IN THE TUOLUMNE COUNTY AND JAMESTOWN AREA PLANS.
3. TRANSPORTATION FACILITIES IN THE JAMESTOWN AREA SHALL BE DEVELOPED TO BE COMPATIBLE WITH THE LOCATION OF INDUSTRY, COMMERCIAL CENTERS, EMPLOYMENT CENTERS AND RESIDENTIAL AREAS.
4. NEW DEVELOPMENT SHALL PAY ITS SHARE OF LOCAL COSTS OF INFRASTRUCTURE IMPROVEMENTS REQUIRED TO SERVICE SUCH DEVELOPMENT. SAID COSTS SHALL BE DETERMINED BY BOARD OF SUPERVISORS POLICY.
5. EACH DEVELOPER SHALL CONSTRUCT THE NEEDED IMPROVEMENTS AND/OR CONTRIBUTE A SHARE OF THE COST FOR REQUIRED IMPROVEMENTS TO A TRANSPORTATION IMPROVEMENT FUND ESTABLISHED BY THE COUNTY. MONIES COLLECTED WOULD BE USED TO COMPLETE ALL OR PORTIONS OF THE FACILITIES AS SUFFICIENT AMOUNTS OF CAPITAL BECAME AVAILABLE.
6. MITIGATE COSTS OF SERVICES BY REGULATING SCATTERED DEVELOPMENT, THEREBY PROMOTING INCREASED CONCENTRATION OF POPULATION, HIGHER COMMERCIAL AND RESIDENTIAL DENSITIES IN URBAN AREAS AND INCREASED UTILIZATION OF



## INVESTMENT IN EXISTING SERVICE DELIVERY SYSTEMS.

7. TRANSPORTATION PROJECTS IN THE JAMESTOWN AREA, BOTH PUBLIC AND PRIVATE, SHALL BE DESIGNED TO MINIMIZE ADVERSE IMPACTS ON THE ENVIRONMENT, AND SHOULD COMPLIMENT THE SCENIC BEAUTY, OPEN SPACE AND NATURAL RESOURCES OF THE JAMESTOWN AREA.
8. THE JAMESTOWN AREA PLAN SHALL BE DESIGNED TO SUPPORT MEASURES AIMED AT PROVIDING ADEQUATE PUBLIC SERVICES AND FACILITIES FOR ITS RESIDENTS WITH PRIMARY ATTENTION DIRECTED TOWARD ACHIEVING EFFICIENCY, EFFECTIVENESS AND FISCAL FEASIBILITY.
9. THE JAMESTOWN AREA PLANNING COMMISSION SHALL ENCOURAGE THE DEVELOPMENT OF INNOVATIVE PUBLIC TRANSPORTATION PROJECTS. (PARK AND RIDE, RAIL OR LIGHT RAIL, ETC.)

### A. STREETS AND HIGHWAYS

#### POLICIES

1. PROVIDE A STREET AND HIGHWAY SYSTEM THAT IS DESIGNED TO BE SAFE AND EFFICIENT IN ORDER TO MEET THE TRAVEL NEEDS AND ENVIRONMENTAL CONCERNS OF JAMESTOWN AREA RESIDENTS AND VISITORS.
2. MINIMIZE THE POTENTIAL FOR TRAFFIC ACCIDENTS IN DEVELOPMENT ALONG STREETS AND HIGHWAYS.

#### IMPLEMENTATION MEASURES

1. ADOPT PROCEDURES WHICH ENSURE THE REVIEW AND DEVELOPMENT OF A STREET AND HIGHWAY SYSTEM THAT BALANCES THE TRAVEL NEEDS OF A RESIDENT POPULATION AND THE VISITORS DRAWN BY THE TOURIST INDUSTRY WITH THE NEED TO MINIMIZE THE IMPACT UPON THE ENVIRONMENT.
2. THE JAMESTOWN AREA PLANNING COMMISSION SHALL ENCOURAGE THE PREPARATION OF UPDATED TRANSPORTATION STUDIES BY THE TUOLUMNE COUNTY PLANNING DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENGINEERING SERVICES TO ADDRESS THE NEEDS OF HIGHWAY USES. THE JAMESTOWN AREA PLANNING

COMMISSION SHALL FUNCTION AS A FACILITATOR OF THESE NEEDS AND ITS DECISIONS SHOULD REFLECT THE RECOMMENDATIONS OF THESE DEPARTMENTS.

3. THE JAMESTOWN AREA PLANNING COMMISSION SHALL TAKE INTO CONSIDERATION THE PROJECTED TRAFFIC IMPACTS OF A DEVELOPMENT.
4. THE JAMESTOWN AREA PLANNING COMMISSION MAY REQUIRE THAT ADDITIONAL IMPROVEMENTS IN HIGHWAY AND/OR STREET INGRESS-EGRESS BE MADE BY THE DEVELOPER.
5. THE JAMESTOWN AREA PLANNING COMMISSION MAY MAKE ADDITIONAL REQUIREMENTS OF A DEVELOPER TO ENSURE THAT EXISTING STREET AND PROPOSED STREET CONFIGURATIONS SERVE THE ULTIMATE FUNCTION FOR WHICH THEY ARE INTENDED TO SERVE.
6. THE JAMESTOWN AREA PLANNING COMMISSION SHALL SUPPORT THE FORMATION OF ASSESSMENT DISTRICTS FOR ROAD IMPROVEMENTS WHEN DEEMED APPROPRIATE.
7. THE JAMESTOWN AREA PLANNING COMMISSION SHALL ENCOURAGE DEVELOPERS TO CONSOLIDATE INGRESS/EGRESS, THROUGH SHARED DRIVEWAYS, TO NEW DEVELOPMENT TO MINIMIZE THE NUMBER OF ENCROACHMENTS TO STATE/COUNTY ROADS FOR AESTHETIC PURPOSES.
8. NEW ROADS CONSTRUCTED WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES WILL NOT BE ACCEPTED INTO THE COUNTY-MAINTAINED SYSTEM UNLESS THEY ARE RATED AS MINOR OR MAJOR COLLECTOR OR ARE HIGH VOLUME ROADS WHICH PROVIDE AN OVERRIDING BENEFIT TO THE NEEDS OF THE COUNTY.
9. COUNTY SERVICE AREAS MUST BE CREATED FOR THE MAINTENANCE OF NEW ROADS NOT ACCEPTED INTO THE COUNTY-MAINTAINED SYSTEM.
10. NEW DEVELOPMENT WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES SHALL PAY APPLICABLE TRAFFIC MITIGATION FEES ESTABLISHED BY THE COUNTY OF TUOLUMNE. CREDITS TOWARDS THESE FEES SHALL BE AUTHORIZED IN ACCORDANCE WITH TUOLUMNE COUNTY POLICIES.

## PROPOSED STREETS AND HIGHWAYS IMPROVEMENT PROJECTS

<u>ROAD</u>	<u>PROJECT DESCRIPTION</u>
1. PRESTON LANE	A. CONSTRUCT TO MAJOR COLLECTOR STANDARDS FROM SECO STREET TO HIGHWAY 108
2. RAWHIDE ROAD	A. REALIGN INTERSECTION WITH STATE HIGHWAY 108 B. REPLACE BRIDGE C. INSTALL TRAFFIC SIGNALIZATION AT INTERSECTION WITH STATE HIGHWAY 108
3. JAMESTOWN ROAD	A. REPLACE BRIDGE B. SPOT IMPROVEMENTS AND HAZARD ELIMINATION

### B. PARKING

#### POLICIES

1. ENCOURAGE THE DEVELOPMENT OF NEW PARKING FACILITIES TO MEET THE DEMANDS FOR SUCH ALONG MAIN STREET.
2. SUPPORT THE FORMATION OF A JAMESTOWN PARKING ASSESSMENT DISTRICT TO DEVELOP AND MAINTAIN A COMMUNITY PARKING AREA TO MINIMIZE THE EXISTING PARKING DEFICIT IN THE JAMESTOWN CENTRAL BUSINESS DISTRICT.

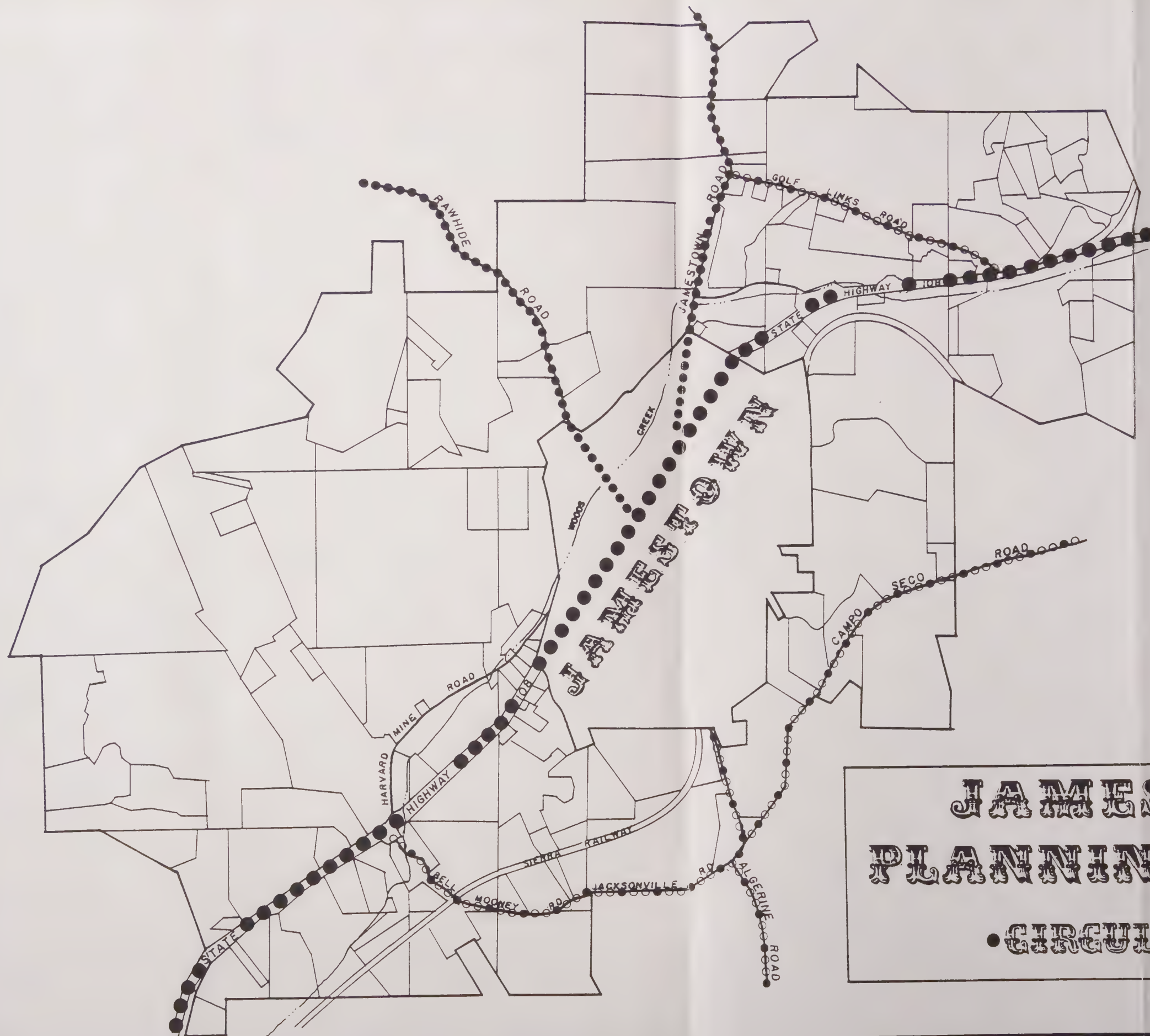
#### IMPLEMENTATION MEASURES

1. NEW DEVELOPMENT SHALL PROVIDE OFF-STREET PARKING IN ACCORDANCE WITH TITLE 17 OF THE TUOLUMNE COUNTY ORDINANCE CODE.
2. WITHIN THE HISTORIC DESIGN PRESERVATION DISTRICT (HDP), DEVELOPMENT, EXCEPT MOTEL AND HOTEL BUSINESSES, ON ALL



COMMERCIALLY ZONED PARCELS SHALL PROVIDE PARKING AT A RATIO OF ONE (1) PARKING SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

3. OFF-SITE PARKING AGREEMENTS AND LEASED PARKING AREAS SHALL BE PROHIBITED.
4. WHEN THE PROVISION OF REQUIRED PARKING ON SITE IS NOT FEASIBLE IN-LIEU PARKING FEES SHALL BE PAID TO THE JAMESTOWN AREA IMPROVEMENT ASSOCIATION OR EQUAL FOR DEVELOPMENT OF COMMUNITY PARKING FACILITIES.



# LEGEND

- MAJOR ARTERIAL ●●●●●●●●
- MAJOR COLLECTOR ●●●●●●●●●●
- MINOR COLLECTOR ●○○●○○○○○○○

Scale  
0' 2000'  
feet



North

## JAMESTOWN PLANNING AREA •CIRCULATION





# JAMESTOWN

## •CIRCULATION





## C. BICYCLE AND PEDESTRIAN ROUTES

### POLICIES

1. ENCOURAGE THE DEVELOPMENT OF BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEMS.

### IMPLEMENTATION MEASURES

1. DEVELOP A COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN FOR THE JAMESTOWN AREA.
2. AS GRANTS, PUBLIC OR PRIVATE FUNDS BECOME AVAILABLE, BICYCLE ROUTES AND PEDESTRIAN FACILITIES WILL BE DEVELOPED THROUGH THE JAMESTOWN AREA.
3. ENCOURAGE DEVELOPERS, EMPLOYERS, BUSINESSES AND AGENCIES TO PROVIDE SAFE AND SECURE BICYCLE STORAGE FACILITIES IN ORDER TO PROMOTE THE BICYCLE AS A VIABLE TRANSPORTATION ALTERNATIVE.
4. ENCOURAGE EASEMENTS TO PROVIDE FOR BICYCLE AND PEDESTRIAN PATHS. NOTIFY EACH AGENCY INVOLVED IN ROAD AND HIGHWAY MAINTENANCE THAT IT IS THE INTENT OF THE JAMESTOWN AREA PLANNING COMMISSION TO PROMOTE DEVELOPMENT OF THESE PATHS AS STREET DEVELOPMENT AND IMPROVEMENT OCCURS.
5. MAKE PROVISIONS FOR WIDE SHOULDERS IN STREET DEVELOPMENT TO ENCOURAGE BICYCLE AND PEDESTRIAN LANES EXCEPT IN THE HISTORIC PRESERVATION DISTRICT. HAVE LANES FOR THIS PURPOSE PAINTED ON THE SHOULDER(S) OF THE ROADS WHEN RESURFACING OCCURS.
6. PROMOTE THE DEVELOPMENT OF A HIGHWAY 108 OVERPASS/UNDERPASS FOR BICYCLES AND PEDESTRIANS BY SEEKING LOCAL OR STATE FUNDS FOR SUCH DEVELOPMENT. THE OVERPASS/UNDERPASS SHALL BE DESIGNED TO COMPLEMENT THE HISTORIC CHARACTER OF JAMESTOWN.
7. ENCOURAGE THE DEVELOPMENT OF AN HISTORICALLY AESTHETIC LIGHTING PLAN FOR MAIN STREET'S SIDEWALKS UTILIZING TURN OF THE CENTURY STYLING.



8. SEEK PUBLIC EASEMENT FROM DEVELOPERS ALONG WOODS'S CREEK FOR BICYCLE AND PEDESTRIAN PATHS AS THIS AREA DEVELOPS.
9. NEW RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 3 DWELLING UNITS PER ACRE OR GREATER SHALL PROVIDE PEDESTRIAN WALKWAYS ALONG ALL ACCESS ROADS.
10. ENCOURAGE THE USE OF TRADITIONAL SIDEWALK MATERIALS IN THE HISTORIC DISTRICT. WOODEN SIDEWALKS SHALL BE CONSTRUCTED TO THE FOLLOWING<sup>2</sup> STANDARDS:

A. SOFTWOOD LUMBER

- 1) LUMBER TO BE PRESSURE TREATED SHALL HAVE A MOISTURE CONTENT OF 19 PERCENT OR LESS PRIOR TO PRESSURE TREATMENT.
- 2) SOFTWOOD LUMBER USED FOR WALKWAYS SHALL BE ROUGH AND SHALL CONFORM TO THE FOLLOWING:

<u>USE</u>	<u>SPECIES</u>	<u>GRADE</u>
3"X6" or 3"X8" BOARDWALK PLANKS SPACED NO MORE THAN 1/8" APART	DOUGLAS FIR, COASTAL	DENSE No. 1

B. WOOD PRESERVATIVES

- 1) PRESSURE TREATMENT SHALL BE WITH A COPPER NAPHTHENATE SOLUTION USING A TYPE C LIGHT HYDROCARBON SOLVENT CONFORMING TO THE REQUIREMENTS OF STANDARD P8 AND STANDARD P9 OF THE AWP STANDARD A5. THE TREATMENT PROCESS SHALL CONFORM TO THE REQUIREMENTS OF AWP STANDARD C1. THE WOOD SHALL NOT BE INCISED. PENETRATION OF PRESERVATIVE SHALL CONFORM TO THE COMMODITY STANDARDS AS LISTED IN THE AWP

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STANDARDS HAVE BEEN DEVELOPED FROM "PLANS AND SPECIFICATIONS FOR OLD SACRAMENTO STATE HISTORIC PARK; RAILROAD MUSEUM BOARDWALK REPLACEMENT"; DEPARTMENT OF PARKS AND RECREATION; THE RESOURCES AGENCY OF CALIFORNIA, NOVEMBER, 1988.

BOOK OF STANDARDS FOR PENETRATION OF PRODUCTS C2 THROUGH C30. THE MINIMUM RETENTION OF COPPER NAPHTHENATE AS COPPER SHALL BE 0.04 PCF. THE TREATED LUMBER SHALL HAVE A NATURAL BROWN COLOR.

- 2) ALL FIELD CUTS AND HOLES MADE AFTER PRESSURE TREATMENT SHALL BE TREATED BY DIP SOAKING FOR ONE (1) MINUTE WITH A ZINC NAPHTHANATE PRESERVATIVE. CUPRINOL CLEAR, RED DEVIL CLEAR OR WOLMAN CLEAR.

#### C. FASTENERS AND CONNECTORS

- 1) FASTENERS INCLUDE BOLTS, WASHERS, SCREWS, AND OTHER FASTENERS REQUIRED FOR WOOD FRAMING, ANCHORING, AND FINISH WORK.
- 2) BOLT LENGTHS IN EXPOSED WORK SHALL NOT EXTEND MORE THAN 1/4 INCH BEYOND NUT. GALVANIZED IN WORK EXPOSED TO WEATHER.
- 3) WASHERS SHALL BE MALLEABLE IRON, STEEL PLATE OR CUT WASHERS, UNDER LAGSCREW HEADS, BOLT HEADS AND NUTS BEARING AGAINST WOOD. GALVANIZED IN WORK EXPOSED TO WEATHER.
- 4) INTEGRAL EXPANSION BOLTS SHALL BE ONE PIECE DOUBLE WEDGE. ANCHORS SHALL BE COLD DRAWN STEEL AND PLATED.
- 5) NAILS SHALL BE COMMON WIRE NAILS FOR FRAMING AND SHEATHING. HOT DIPPED GALVANIZED OR STAINLESS STEEL IN WORK EXPOSED TO WEATHER. NAILING SCHEDULES SHALL COMPLY WITH U.B.C.

12. UNLESS OTHERWISE PROVIDED HEREIN OR BY APPROVAL OF A DEVELOPMENT ENTITLEMENT, SIDEWALKS SHALL BE CONSTRUCTED TO A MINIMUM WIDTH OF 4 FEET WITH CONCRETE CURBS AND GUTTERS AND BICYCLE PATHS SHALL BE 8 FEET WIDE WITH AN ASPHALTIC SURFACE.

## PROPOSED COMBINATION BICYCLE/PEDESTRIAN PROJECTS

1. ENTIRE LENGTH OF WOODS CREEK WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES.
2. SECO STREET FROM JIM BRADY ROAD TO MAIN STREET.
3. PRESTON LANE FROM SECO STREET TO HIGHWAY 108.
4. WILLOW STREET FROM FIFTH AVENUE TO MAIN STREET.
5. EASTERLY SIDE OF FIFTH AVENUE FROM EIGHTH STREET TO STATE HIGHWAY 108.
6. WESTERLY SIDE OF FIFTH AVENUE FROM WILLOW STREET TO STATE HIGHWAY 108.
7. NINTH STREET FROM SIERRA STREET TO SECO STREET.
8. TENTH STREET FROM SIERRA STREET TO SECO STREET.
9. SIERRA STREET FROM TENTH STREET TO EIGHTH STREET.
10. EIGHTH STREET FROM SIERRA STREET TO FIFTH AVENUE.
11. EAST SIDE OF STATE HIGHWAY 108 FROM SOUTHERLY INTERSECTION WITH MAIN STREET TO FIFTH AVENUE.
12. NORTH SIDE OF BELLE MOONEY ROAD FROM WOODS CREEK TO THE SIERRA RAILROAD.
13. ENTIRE LENGTH OF THE SIERRA RAILROAD WITHIN THE JAMESTOWN AREA PLAN BOUNDARIES.
14. UNDERPASS OR OVERPASS ACROSS STATE HIGHWAY 108 BETWEEN THE INTERSECTION OF HIGHWAY 108 AND RAWHIDE ROAD AND THE SOUTHERLY INTERSECTION OF HIGHWAY 108 AND MAIN STREET.

## PROPOSED PEDESTRIAN FACILITY PROJECTS

1. BOTH SIDES OF MAIN STREET BETWEEN INTERSECTION WITH STATE HIGHWAY 108.



2. DONOVAN STREET FROM SECO STREET TO MAIN STREET.
3. WEST SIDE OF SECO STREET FROM DONOVAN STREET TO MAIN STREET.

#### PROPOSED BICYCLE FACILITY PROJECTS

1. ENTIRE LENGTH OF STATE HIGHWAY 108 WITHIN THE BOUNARIES OF THE JAMESTOWN AREA PLAN.
2. ENTIRE LENGTH OF SECO STREET.
3. ENTIRE LENGTH OF RAWHIDE ROAD WITHIN JAMESTOWN AREA PLAN BOUNDARIES.
4. ENTIRE LENGTH OF JAMESTOWN ROAD WITHIN JAMESTOWN AREA PLAN BOUNDARIES.
5. ENTIRE LENGTH OF CAMPO SECO ROAD WITHIN JAMESTOWN AREA PLAN BOUNDARIES.



# JAMESTOWN

## PEDESTRIAN & BICYCLE ROUTES







## D. RAIL TRANSPORTATION

### POLICIES

1. PROVIDE A RAIL TRANSPORTATION SYSTEM THAT IS COMPATIBLE WITH OTHER SERVICES IN JAMESTOWN AND TUOLUMNE COUNTY.

### IMPLEMENTATION MEASURES

1. SUPPORT EFFORTS THAT WILL CONTINUE AND IMPROVE RAIL SERVICE TO JAMESTOWN.
2. DETERMINE THE USE AND FUTURE NEEDS OF RAILROAD FACILITIES TO TRANSPORT GOODS AND PASSENGERS TO AND FROM THE JAMESTOWN AREA.
3. COORDINATE WITH OTHER PUBLIC AGENCIES FOR THE USE OF RAIL, PUBLIC TRANSIT AND ROAD FACILITIES.
4. ENCOURAGE THE DEVELOPMENT OF PASSENGER RAIL SERVICE FROM JAMESTOWN TO SONORA AND EAST SONORA USING EXISTING SIERRA RAILROAD TRACKAGE.
5. ENCOURAGE INDUSTRIAL DEVELOPMENT NEAR EXISTING SIERRA RAILROAD TRACKAGE.

## E. PUBLIC TRANSPORTATION

### POLICIES

1. PROVIDE A COORDINATED PUBLIC TRANSPORTATION SYSTEM THAT IS INTEGRATED WITH OTHER SERVICES IN JAMESTOWN AND TUOLUMNE COUNTY.

### IMPLEMENTATION MEASURES

1. SUPPORT A PUBLIC TRANSPORTATION SYSTEM AS FUNDING WILL ALLOW.
2. ENCOURAGE THE DEVELOPMENT OF PASSENGER RAIL SYSTEM IN JAMESTOWN AND TUOLUMNE COUNTY. THIS MIGHT BE AN

EXCURSION SERVICE OR A COMMUTER RUN FROM JAMESTOWN TO EAST SONORA VIA HISTORIC TRAINS, RAILCARS OR TROLLEYS.

3. RELY ON THE PRIVATE SECTOR WHERE POSSIBLE WHEN PROVIDING PUBLIC TRANSPORTATION.
4. ENCOURAGE LOCAL PARK-RIDE AND TOUR "JAMESTOWN" AS A TRANSPORTATION PROMOTION EFFORT AMONG LOCAL MERCHANTS.
5. THE JAMESTOWN AREA PLANNING COMMISSION WILL ENCOURAGE BUS PARKING SPACES OFF MAIN STREET IN "BUS ONLY" DESIGNATED AREAS.
6. THE JAMESTOWN AREA PLANNING COMMISSION WILL SEEK LOCAL OR STATE FUNDS TO DEVELOP OFF-STREET PARKING.



AREA PLAN LAND USE DESIGNATIONS  
AND COMPATIBLE TITLE 17 ZONING CLASSIFICATIONS

General Plan Designations\*Compatible Zoning

## URBAN

## Residential

High Density

R-3, R-2, O

Low Density

R-2, R-1, RE-1, RE-2, RE-3, O

## Commercial

Neighborhood

C-0, C-1, O

Shopping Center

C-0, C-1, C-2, O

Visitor Serving

C-0, C-1, C-K, O

## NON-URBAN

Estate Residential

RE-2, RE-3, RE-5, O

Rural Residential

RE-5, RE-10, A-10, A-20, O

Large Lot

A-E, O

Light Industrial

M-1, O

Heavy Industrial

M-1, M-2, O

Parks and Recreation

K, C-K, O

Public/Institutional/School

All zones

Open Space

All zones

This chart is to be used for the purpose of determining consistency of proposed rezonings with the Jamestown Area Plan.

\*"Compatible" means that these zones may be found consistent with the corresponding Area Plan designation. Some of the zones listed, however, may not be appropriate based upon the characteristics of the specific site.

Previously existing illegal non-conforming uses which were grandfathered in by the General Plan shall have land use designations based on use as of August 26, 1980. Compatible zoning for such parcels includes allowing the use to continue as a non-conforming use in any zoning district. Such land use designations have no boundary latitude and may not "float" to adjoining parcels.

## GLOSSARY

A-weighted Sound Level. An A-weighted sound level, or dBA, is a sound level to which the A-weighted scale has been applied. The A-weighted scale approximates the frequency response of the human ear by weighting the frequency range of 1000 to 6000 Hertz more heavily than other frequencies. (Unweighted sound levels are expressed in the unit, dB). It is possible to measure A-weighted sound levels by use of an instrument with an "A" filter.

Community Noise Equivalent Level (CNEL). The CNEL represents the average noise level over a 24-hour period with weighting factors applied to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) hours. A weighting of 5 dB is applied to evening noise, while a weighting of 10 dB is applied to nighttime noise. The purpose of these weighting factors is to account for the lower tolerance of people to noise during evening and nighttime periods.

Contiguous. Contiguous parcels are those which share a substantial common property line. Parcels which are separated by a public road, railroad or year-round stream are not contiguous.

Criteria for Boundary Latitude. When any application is made relying on the designation of a contiguous parcel, the criteria applicable to said contiguous designation must be met at the time of submittal. For example: Before any parcel can be considered for rezoning based on a Contiguous Area Plan Designation, the criteria necessary for the requested designation must be met, i.e., to rezone a parcel

from RE-5 (Rural Residential) to RE-1 (Low Density Urban Residential) based on a Contiguous Designation of "SR", the "public water" requirement must be met (as well as paved roads, etc.).

Day-Night Average Sound Level (Ldn). The Ldn represents the average noise levels over a 24-hour period (based on average energy content of the sound) with a 10 dB weighting applied to nighttime noise. (The methodology for computing Ldn is identical to that for CNEL except that the evening weighting factor is deleted in the computation of Ldn; Ldn and CNEL generally agree within 1 dB).

Decibel (dB). The decibel is the most commonly used unit to express sound level relative to a reference sound pressure of 20 microneutrons per square meter (the threshold of human hearing). Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 3 decibels represents a doubling of acoustic energy, and an increase of 20 decibels corresponds to a 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

Developer. Any person or entity who carries out development.

Development. Approval of a permit or entitlement granted a developer by Tuolumne County including Variance, Conditional Use Permit, Site Development Permit, Development Agreement, Final Subdivision Map, Final Parcel Map. Approval of a Zone Change or Building Permit does not constitute development.

Engineering Studies. A study report prepared by a California Registered Civil Engineer or a California Registered Geologist. This report shall include an adequate description of the soils and geology of the site, conclusions and



recommendations regarding the effect of soil or geologic conditions on future development and recommended design criteria if clearly identifiable hazards are noted.

Environmental Impact Report (EIR). A detailed evaluation of the effect upon a jurisdiction of a project (such as a shopping center or a General Plan) as required by State Law. The report, which is circulated among citizens and government agencies for comment, identifies significant impacts and their effects, reviews mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most benefits and creates the least adverse impacts possible.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. Because rock in fault zones is crushed, even under static conditions fault rupture zones are prone to ground water seepage and settlement problems.

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Potentially Active Fault - (1) A fault that had its latest movement within the Quaternary Period (the last 2,000,000 years) but before the Holocene Epoch (the last 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault Rupture Zone. A narrow band along an existing identified fault trace where surface rupture has previously occurred in geologic time, and where physical movement of the ground surface from a few inches to a few feet can be anticipated to occur in the future.

General Plan. A comprehensive, long-term framework for the development of a jurisdiction, required by State law, consisting of a statement of development policies and the objectives, principles, standards and proposals to implement those policies, together with maps as appropriate. The General Plan must address at a minimum the following nine issues (or elements): land use; circulation; housing; conservation; open space; seismic safety; safety; noise; and scenic highways. Optional issues of concern to the county may be included (e.g. Historic Preservation). All development regulations, such as zoning and physical improvement projects must be consistent with the policies of the Plan. The General Plan can be amended if necessary, and should be reviewed and updated on a regular basis.

Goal. The ultimate purpose of an effort stated in a way that is general in nature and incapable of measurement.

Groundwater Investigation. A Groundwater Investigation shall consist of the following: (1) Computation of the points needed for approval of each parcel to be created shall include not less than 6 points for soil depth and not less than 10 points for groundwater pursuant to Section 7-18.4. These points may be added to points attained through slope-

area and percolation to meet minimum totals required per acre; (2) Percolation rate shall not be faster than 15 minutes per inch at a depth of three feet below the ground surface.

Implementation Measure. An action, procedure, program or technique that carries out area plan policy.

Mining Preserve District (MPZ). A zoning district under Title 17 of the Tuolumne County Ordinance Code whose purpose is for the protection of lands best suited for mineral or aggregate extraction from the encroachment of incompatible uses and to preserve such land for resource production.

Patrol Person. A sworn law enforcement officer of the Tuolumne County Sheriff's Department.

Policy. A specific statement in which the legislative body expresses a clear commitment to take a particular course of action.

Public Sewer System. A community or regional system for the collection, treatment and disposal of sewage which meets all applicable State and local laws.

Public Water System. A distribution system which provides treated and potable water to residents of an area or community, and is owned and operated by either a mutual, district, or public utility company form of organization.

Riparian Habitat (or Community). The land, plants and animal life bordering a stream, river or lake. The riparian community is defined as coinciding with the 100 year flood plain of a water body.



Section 8, 23, 202, 502 and 515. Federal Housing programs which serve the following functions:

- Sections 8 and 23 - provide assistance to renters;
- Section 202 - direct loans for elderly or handicapped housing;
- Section 502 - rural homeownership assistance program;
- Section 515 - rural rental assistance program.

Seismic Ground Response Zone. An area in which a uniform level of relatively strong ground shaking can be expected to occur from a given earthquake. The level of ground shaking would vary with the magnitude of the earthquake and its distance from the zone.

Standard. A specific, quantified guideline defining the relationship between two or more variables. Standards are often translated into regulatory controls. An example of a standard is: Two to five gross acres per dwelling unit (Estate Residential).

Williamson Act Agricultural Contracts (California Land Conservation Act). Pursuant to Sections 51200-51295 of the Government Code, this act allows the County to enter into contracts with the owners of agricultural lands or rangeland. Upon signing the contract, the development rights of land-owners are relinquished (for a period of ten years) in exchange for preferential tax assessment.

Zoning. Zoning is generally considered the primary tool for implementing the General Plan. All privately owned property in the jurisdiction is classified as belonging in one of a number of Zoning Districts within which allowable uses and development standards are defined and prescribed. The zoning ordinance consists of a text defining the requirements for each district, and map(s) which delineate the districts.

Tuolumne County currently administers two zoning ordinances: Ordinance 352 enacted in April 1959 with subsequent amendments, and Title 17 enacted in July 1972 with subsequent amendments.

# SCALE OF EXPOSURE TO ACCEPTABLE RISKS BY KINDS OF STRUCTURES

Level of Acceptable Risk	Kinds of Structures	Extra Project Cost Probably Required to Reduce Risk to An Acceptable Level
1. Extremely low <sup>1</sup>	<u>Structures whose continued functioning is critical</u> , or whose failure might be catastrophic: large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials	No set percentage (whatever is required for maximum attainable safety)
2. Slightly higher than under level 1 <sup>1</sup>	<u>Structures whose use is critically needed after a disaster</u> : important utility centers; hospitals; fire, police, and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams	5 to 25 percent of project cost <sup>2</sup>
3. Lowest possible risk to occupants of the structure <sup>3</sup>	<u>Structures of high occupancy</u> , or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or noncritical bridges and overpasses.	5 to 15 percent of project cost <sup>4</sup>
4. An "ordinary" level of risk to occupants of the structure <sup>3, 5</sup>	<u>The vast majority of structures</u> : most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases) <sup>4</sup>

1. Failure of a single structure may affect substantial populations.
2. These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to embody sufficient safety to remain functional following an earthquake.
3. Failure of a single structure would affect primarily only the occupants.
4. These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and following an earthquake, but otherwise not necessarily to remain functional.
5. "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as non-structural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California).



# APPENDIX D

## A SUMMARY OF CALIFORNIA NOISE REGULATIONS

Regulation	Section	Application
CA Noise Control Act of 1973, Health and Safety Code, Div. 28.	---	Establishes the state department of the Office of Noise Control which will provide assistance to local agencies for noise control.
CA Noise Insulation Standards, CA Administrative Code, Title 25, Article IV, Chapter 1, Subchapter 1.	---	Applies to new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. Establishes standards for sound transmission control between units and insulation from noise from exterior sources of more than 60 Ldn.
CA Streets and Highways Code, Regulation on Freeway Noise Affecting Classrooms.	216	Requires the abatement of noise levels to 50 dBA from freeway traffic in classrooms, libraries or multi-purpose rooms.
CA Motor Vehicle Code.	27150	Requires that all vehicles be equipped with a properly maintained muffler.
	27151	Makes it illegal to modify the exhaust system of any motor vehicle.
	23130-231301.5	Sets quantitative noise emission limits for different vehicle classes.
	38275	Requires all off-highway motor vehicles to be equipped with a properly maintained muffler.
	27200	Requires new vehicles to meet applicable noise limits upon sale to be able to be registered.
CA Motorboat Noise Regulations.	654	Requires all motorboats with internal combustion engines to be equipped with effective mufflers.
	654.05	Sets quantitative noise emission limits for different aged motorboat engines.
	654.06	Requires motorboat's engines to meet certain noise emission limits before sale.
	668	Sets up penalty provisions for violations of 654, 654.05, and 654.06.

## APPENDIX E: POTENTIAL NOISE MITIGATION MEASURES

In some situations it is necessary to construct noise-sensitive developments in noisy areas. The following discussion of noise mitigation measures is intended to provide an overview of the kinds of steps that can be taken to reduce or eliminate noise impacts. Noise control engineering is a complex discipline. Any proposed solutions to noise problems must not interfere with structural, architectural, or building code requirements. Noise mitigation measures should also be assessed against other community values such as open space, aesthetics, maintenance problems, etc. Each project has its own special problems, and mitigation measures which are cost effective in the case of one project may not be effective in all other situations. Regardless of the measures employed for a project, mitigation is always cheaper and generally more effective if it is included in a project during the design phase. The measures or combinations of measures used to mitigate noise fall into four major categories.

- site planning;
- architectural layout;
- noise barriers; and
- construction modifications.

Site Planning. Proper site planning to reduce noise impacts is the first area that should be investigated for a given project. By taking advantage of the natural shape and contours of the site it is often possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Planned unit developments are particularly conducive to site planning techniques. Site planning techniques include:

- (1) Increasing the distance between the noise source and the receiver.
- (2) Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver.
- (3) Using non-noise sensitive structures such as garages to shield noise-sensitive areas.
- (4) Orienting buildings to shield outdoor spaces from a noise source.

Architectural Layout. In many cases noise reduction requirements can be met by giving attention to the layout of noise-sensitive spaces. Bedrooms for example will be considerably quieter if placed on the side of the house facing away from the traffic ways. Similarly, balconies facing highways should be avoided. Quiet outdoor spaces can be provided next to a noisy highway by creating a u-shaped development which faces away from the highway. Proper architectural layout can often eliminate the need for costly construction modifications.

Noise Barriers. Noise barriers or walls are commonly used to reduce noise levels from ground transportation noise sources and industrial sources. Noise barriers serve a dual purpose in that they can reduce the noise level both outdoors and indoors.

To be effective a noise barrier must be massive enough to prevent significant noise transmission through it and high enough to shield the receiver from the noise source. The minimum acceptable surface weight for a noise barrier is 4 lbs./sq. ft. (equivalent to 3/4" plywood) and the barrier must be carefully constructed so that there are no cracks or openings. To be effective a barrier must interrupt the line-of-sight between the noise source and the receiver. As an example of this relationship consider a flat



area with a residential development next to a road. If there are no diesel trucks on the road, a 7-foot high barrier will reduce the traffic noise by about 8 dBA. If there are trucks then the noise from the trucks will only be reduced by about 4 dBA. The reason is that the stacks of the diesel trucks will be visible above the barrier and the noise path will not be completely interrupted.

Another important and often overlooked consideration in the design of noise barriers is the phenomenon of "flanking". Flanking is a term used to describe the manner by which a noise barrier's performance is compromised by noise passing around the end of a barrier. Short barriers regardless of height provide essentially no reduction in the overall noise level. The effects of flanking can be minimized by bending the wall back from the noise source at the ends of the barrier.

In addition to meeting acoustical requirements, noise barriers must be evaluated for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and cost.

Construction Modifications. If site planning, architectural layout, noise barriers or a combination of these measures do not achieve the required noise reduction for the building in question, it will be necessary to modify the building's construction. Indoor noise levels due to exterior sources are controlled by the noise reduction characteristics of the building shell. The walls, roof, ceilings, doors, windows and other penetrations are all determinants of the structure's overall noise reduction capabilities.

In general, windows and doors are the acoustical weak links in a building. Often all that is required is that the windows be sealed on the noisy side of the building and an alternate means of ventilating the building provided. Beyond this, thicker windows or doubled-glazed windows will be required. Doors should not be located on the side of the building facing a noise source. If they are, they should be solid-core doors and should be equipped with an appropriate acoustical door gasket.

In cases where more noise reduction is required the ceiling/roof and/or the walls must be modified to provide the required noise reduction. The actual modifications will depend on the amount of noise reduction required.

## APPENDIX F

### AREA PLAN AMENDMENT PROCEDURE

Due to increases in growth rates, increases in demands for services and changes in planning philosophy, there will always be a need to update and amend the Jamestown Area Plan.

Amendment to the area plan may be made a maximum of three (3) times per year. These amendments may include changes to the area plan maps as well as to the textual content. These amendments must be approved by the Jamestown Planning Commission and the Tuolumne County Board of Supervisors.

When an application for an Area Plan Amendment is received, it will be scheduled for a Jamestown Area Planning Commission hearing to be held on a specific date as established herein. In order to allow adequate staff time for processing, applications must be submitted at least 90 days prior to the scheduled hearing. Therefore, the following Jamestown Area Plan Amendment schedule is hereby adopted.

When applications for Area Plan Amendments have been received, the Jamestown Area Planning Commission will hold hearings on General Plan Amendments at their first meeting in January of each year. Additional hearings may be held as necessary. Applications for Area Plan Amendments must be submitted at least 90 days prior to the scheduled hearing. This schedule would not apply to those projects where an EIR was required on the amendment.



## APPENDIX G

## DEVELOPMENT STANDARDS

		TYPE OF DEVELOPMENT					
REQUIRED SERVICE		Commercial	Industrial	Residential <1du/2-acre	Residential 1du/2-3du acre	Residential >3du/acre	Recreational
	Water	•			•	•	
	Sewer	•				•	
	Paved Access	•			•	•	
	Sidewalks	•			•	•	
	Street Lighting	•	•		•	•	
	Parkland/ Recreation			•	•	•	
	Traffic Fee	•	•	•	•	•	•
	Public Service Fee			•	•	•	

## LANDSCAPE GUIDELINES

The character of the Jamestown community is derived from many factors including its varied terrain and native vegetative species. All development projects are encouraged to blend with Jamestown's character through preservation and emulation of its natural features. Ways to accomplish this include designing building layout around existing site features and landscaping with indigenous plant materials.

Developers are encouraged to contact the Planning Department and arrange a meeting on the project site to discuss the application of these guidelines.

The following water conservation standards for landscaping new development on land zoned C, M or R-3 have been adopted by the Board of Supervisors through Resolution 238-88:

1. Water Conservation

- A. Drought tolerant vegetation species only shall be planted for ornamental purposes. The Planning Department shall maintain and make available a list of approved species.
- B. Native or existing vegetation shall be retained on site to the maximum extent possible, consistent with the approved development project.
- C. Development project shall be designed in a manner to preserve significant native or existing vegetation on site to the maximum extent possible consistent with the approved development.
- D. Irrigation systems shall be limited to drip types or comparable.
- E. Grass lawns shall be prohibited except when used in conjunction with functional recreational areas.
- F. All landscaped areas shall be mulched with materials, such as bark or wood chips, which promote water retention and reduce water loss from evaporation.

- G. Planting of new landscaping materials shall be discouraged during times of drought, as declared by the Board of Supervisors. Postponement of completion deadlines for landscape requirements may be approved by the Planning Director on a case-by-case basis provided adequate securities to cover the costs of said improvements are submitted by the project proponent.

The following landscaping guidelines have been prepared to assist developers with projects on all lands in the Jamestown Planning Area:

## 2. Landscape Area

- A. Provide a minimum area of the project site as "green space" by retaining natural vegetation or landscaping open space areas as follows:

<u>Parcel Size</u>	<u>Percentage of Site</u>
1 acre or less	20%
1 acre or less in Historic District	10%
1½ to 5 acres	15%
5 acres or more	10%

- B. Use landscape areas to solve environmental problems. Carefully selected and arranged plants can reduce glare, control soil erosion, filter air, absorb noxious gases, direct vehicular and pedestrian traffic, soften and muffle sounds, screen views, create and define spaces, enhance wildlife habitat, control microclimates and soften architectural lines.

## 3. Character

- A. Select plants that blend with the character of the Jamestown Area. Native species are compatible with Jamestown's climate and soil types and many native species are drought tolerant. A mixture of native plants and introduced ornamental species will harmonize with the surrounding landscape and also provide a larger variety of colors and textures thereby increasing design flexibility.



#### 4. Preservation

- A. Preserve existing vegetation, rock outcroppings and topographic features to retain the character of the project site and to reduce the expense of landscaping with all "new" materials upon completion of construction.
- B. Preserve clusters of existing vegetation and specimen trees with a diameter of 12" or larger at breast height (4' above ground level) by designing development projects around them.
- C. Prepare a tree removal plan showing the location of all existing trees with a diameter of 6" or larger at breast height and clusters of vegetation including small trees and shrubs.
- D. Locate buildings and parking areas sufficiently away from existing vegetation to minimize disturbance of vulnerable root systems.
- E. Construct tree wells or similar devices around roots that would otherwise be disturbed by cutting or filling grading operations.

#### 5. Wildlife Habitat Enhancement

- A. Retain riparian vegetation along waterways and minimize grading in and around such areas.
- B. Plant species that produce fruits which attract birds and wildlife.
- C. Plant wildlife attracting species away from transportation routes and parking areas to minimize potential "road kills".
- D. Plants that attract birds and wildlife are denoted by an \* on the list of "Suggested Plant Materials" presented below.

#### 6. Screening and Buffering

- A. Provide adequate buffering and screening in areas where different land uses are adjacent to each other to reduce potential conflicts between such uses.
- B. Minimize noise, light glare and visual disturbances by planting dense vegetation or constructing earthen

berms, fences or walls.

- C. Use varying topographic features such as hills or changes in grade and massive rock outcroppings as buffers.
- D. Preserve clusters of native vegetation and mature specimen trees whenever possible for buffering purposes.
- E. Plant fast growing species to quickly establish a buffer or plant large sized materials to create an "immediate" screen.

## 7. Parking Areas

- A. Provide planters at suitable intervals throughout the parking lot and at the ends of parking areas.
- B. Design planters to accommodate easy snow removal.
- C. Use plant materials that create shade, provide adequate visual relief and provide a changing display of color throughout the year.
- D. Use deciduous trees to create shade in the summertime and allow sunlight to filter through the barren branches during winter months.
- E. Plant low growing shrubs and prune the bottom branches of trees to minimize interference with motorists' and pedestrians' views.
- F. Do not use plants that are "messy", i.e. produce fruit and/or seeds that fall on automobiles and pedestrians.

## 8. Open Space/Recreation

- A. Establish 15% of the project site as open space or recreation areas for multiple family residential and mobilehome park projects.
- B. Use plant materials to define recreational space boundaries and their uses such as playing fields or intimate sitting areas.
- C. Do not use potentially dangerous plants in children's play areas. Such plants include those with thorns or poisonous fruits or leaves.

9. Erosion Control

- A. Please refer to handouts relative to specific erosion control measures available at the Tuolumne County Planning Department.

10. Maintenance/Irrigation

- A. Select landscape materials and arrangements that require a minimum of maintenance, i.e. avoid sheared formal hedges that require constant trimming.
- B. Use native vegetation which is often drought resistant and requires watering only to become established. Once established, regular watering can be discontinued.
- C. Install permanent irrigation systems to eliminate the need for manual watering. Drip irrigation systems circulate water directly to plants thereby conserving water that is often lost by an oscillating system.
- D. Prepare a plan showing layout of irrigation system.

11. Plant Size

- A. Plant trees with a minimum 1" diameter at breast height (4' above ground level) and shrubs with a minimum 5 gallon size.
- B. Replace dead or dying vegetation or existing trees removed for construction purposes with plants of similar variety and minimum size described in 11A above.

12. Suggested Plant Materials

DECIDUOUS TREES - California Native:

Acer grandidentatum.....Canyon Maple  
Acer macrophyllum.....Big-Leaf Maple  
Arbutus menziessii.....Madrone  
Betula occidentalis.....Water Birch  
Betula papyrifera.....Paper Birch  
Fraxinus latifolia.....Oregon Ash



	Lithocarpus densiflo.....	Tanbark Oak
	Larix occidentalis.....	Western Larch
D	Populus fremonti.....	Western Cottonwood
	Populus tremuloides.....	Quaking Aspen
	Populus trichocarpa.....	Black Cottonwood
D	Quercus garryana.....	Oregon White Oak
D	Quercus kelloggii.....	Black Oak
D	Quercus douglasii.....	Blue Oak

#### Non-Native:

	Acer species.....	Maple
	Liquidamber styraciflua.....	Sweet Gum
	Liriodendron tulipifera.....	Tulip Tree
	Metasequoia gylptostroboides.....	Dawn Redwood
	Plantanus occidentalis.....	American Plane Tree
	Quercus species.....	Oak
D	Pistachio chinensis.....	Chinese Pistache

#### EVERGREEN TREES - California Native:

	Abies concolor.....	White Fir
	Abies grandis.....	Grand Fir
	Calocedrus decurrens.....	Incense Cedar
	Chameacyparis lawsoniana.....	Port Orford Cedar
	Pinus lambertiana.....	Sugar Pine
D	Pinus jeffreyi.....	Jeffrey Pine
D	Pinus ponderosa.....	Ponderosa Pine
	Pseudotsuga menziesii.....	Douglas Fir
	Sequoia sempervirons.....	Coast Redwood
D	Sequoia giganteum.....	Giant Sequoia
	Taxus brevifolia.....	Western Yew
	Thuja plicata.....	Western Red Cedar
	Tsuga heterophylla.....	Western Hemlock
	Umbellularia californica.....	Oregon Myrtle
	Picea engelmannii.....	Engelmann Spruce
D	Pinus cembroides edulis.....	Two-Needle Pinyon
D	Pinus contorta latifolia.....	Lodgepole Pine
	Tsuga mertensiana.....	Mountain Hemlock
D	Quercus chrysolepis.....	Canyon Live Oak

#### Non-Native:

D	Cedius deodara.....	Deodar Cedar
	Cupressocyparis x leylandii.....	Leyland Cypress
D	Eucalyptus species.....	Eucalyptus

#### LARGE SHRUBS - Over 6' High:

#### EVERGREEN - California Native:

- D \* *Arctostaphylos viscida*.....Sticky Manzanita
- D *Ceanothus velutinus*.....Snowbrush
- D *Cercocarpus ledifolius*.....Curl-Leaf Mountain  
Mahogany
- Lithocarpus densiflora echinoides*....Shrubby Tan Oak

DECIDUOUS - California Native:

- Acer glabrum*.....Mountain Maple
- Alnus tenuifolia*.....Mountain Alder
- D \* *Cercis occidentalis*.....Western Redbud
- \* *Cornus stolonifera*.....Creek Dogwood
- Philadelphus lewisii*.....Wild Mock Orange
- Physocarpus capitatus*.....Western Ninebark
- D \* *Prunus demissa*.....Western Chokeberry
- D \* *Prunus emarginata*.....Bitter Cherry
- Salix species*.....Willow
- \* *Rhododendron occidentale*.....Western Azalea

DECIDUOUS - Non-Native:

- Acer ginala*.....Amur Maple
- \* *Euonymus alatus*.....Burning Bush
- Hamelis vernalis*.....Spring Witchhazel
- \* *Malus species*.....Crabapple
- Salix species*.....Willow

MEDIUM SHRUBS - 3-6' High:

EVERGREEN - California Native:

- D \* *Arctostaphylos species*.....Manzanita
- Artemisia tridentata*.....Big Sagebrush
- D *Ceanothus species*.....Ceanothus
- D *Mahonia aquilifolium*.....Oregon Grape Holly
- Purshia tridentata*.....Bitterbrush
- D *Quercus sadleriana*.....Sadler Oak
- D *Rhamnus californica occidentalis*....California  
Coffeeberry

EVERGREEN - Non-Native:

- Juniperus species*.....Junipers

DECIDUOUS - California Native:

- \* *Amelanchier alnifolia*.....Western  
Serviceberry
- \* *Lonicera species*.....Honeysuckle
- Physocarpus capitatus*.....Western Ninebark

- D \* *Prunus subcordata*.....Sierra Plum
- D *Rhus trilobata*.....Skunkbush
- Ribes* species.....Currant
- Rosa woodsii*.....Mountain Rose
- Sambucus microbotrya*.....Mountain Elderberry
- Sorbus scopulina*.....Western  
Mountain-Ash
- Spiraea* species.....Spirea
- \* *Symphoricarpus albus*.....Common Snowberry
- \* *Symphoricarpus vaccinoides*.....Mountain Snowberry

#### DECIDUOUS - Non-Native:

- \* *Aronia arbutifolia*.....Red Chokeberry
- Clethra alnifolia*.....Summersweet
- \* *Cornus stolonifera* 'flaviramea'.....Yellowtwig Dogwood
- \* *Euonymus alatus* 'compacta'.....Dwarf Burning Bush
- Forsythia* species.....Forsythia
- Hydrangea* species.....Hydrangea
- \* *Lonicera fragrantissima*.....Winter Honeysuckle

#### SMALL SHRUBS - Under 3' High:

#### EVERGREEN - California Native:

- D *Baccharis pilularis consanguinea*.....Coyote Bush
- D *Artemisia arbuscula*.....Low Sagebrush
- D *Ceanothus* species.....Ceanothus
- Kalmia polifolia microphylla*.....Dwarf Bog Laurel
- Paxistima myrsinites*.....Oregon Boxwood
- Phyllodocie empertriformis*.....Mountain Heather

#### EVERGREEN - Non-Native:

- Andromeda poliofolia* 'Nan'.....Dwarf Bog Rosemary
- Leucothoe axillaris*.....Coast Leucothoe
- Paxistima canbyi*.....Mountain Lover
- Sacococca hokeriana humilis*.....Sweet Box
- Vaccinium vitis-idara*.....Lingonberry

#### DECIDUOUS - California Native:

- Holodiscus* species.....Creambush
- \* *Lonicera caurina*.....Mountain-Fly  
Honeysuckle
- D \* *Rosa gymnocarpa*.....Little Wood Rose
- \* *Rubus parviflorus*.....Thimbleberry
- Spiraea densiflora*.....Mountain Spirea
- \* *Symphoricarpus mollis*.....Creeping Snowberry
- \* *Symphoricarpus orbiculatus*.....Coralberry



DECIDUOUS - Non-Native:

- D Cotoneaster species.....Cotoneaster  
Diervilla lonicera.....Dwarf Bush  
Honeysuckle  
D Rhus aromatica.....Fragrant Sumac  
\* Symphoricarpus species.....Coralberry  
Physocarpus opulifolius 'nanus'.....Dwarf Common  
Ninebark  
Potentilla fruticosa.....Bush Cinquefoil  
\* Virburnum species.....Virburnum

Woody Ground Covers:

California Native:

- \* Arctostaphylos nevadensis.....Pinemat  
\* Arctostaphylos uva-ursi(Point Reyes).Manzanita  
Artemisia ludoviciana.....Prairie Sage  
D Ceanothus gloriosus.....Point Reyes  
Ceanothus  
D Ceanothus prostratus.....Squaw Carpet  
\* Cornus canadensis.....Bunchberry  
Juniperus communis saxatilis.....Dwarf Mountain  
Juniper  
D Mahonia repens.....Creeping Oregon  
Grape Holly  
Satureja douglasii.....Yerba Buena  
\* Symphoricarpus mollis.....Creeping Snowberry  
Whipplea modesta.....Popcorn Creeper

Non-Native:

- Artemisia caucasica.....Silver Spreader  
D \* Cotoneaster dammeri.....Bearberry  
Cotoneaster  
Gaultheria procumbens.....Wintergreen  
Hypericum calycinum.....St. Johnswort  
D \* Rosa wichuraina.....Memorial Rose

Perennial Ground Covers - Non-Native:

- Alyssum saxatile.....Gold Dust  
Fragaria vesca.....Alpine Strawberry  
Phlox subulata.....Creeping Phlox

VINES:

California Native:

- Clematis ligusticifolia.....Western Clematis

- \* *Lonicera ciliosa*.....Orange Honeysuckle
- \* *Lonicera hispidula*.....Hairy Honeysuckle
- Vitis californica*.....Western Wild Grape

Non-Native:

- Clematis paniculata*.....Sweet Autumn  
Clematis
- Hydrangea anomala petiolaris*.....Climbing Hydrangea

FERNS:

California Native:

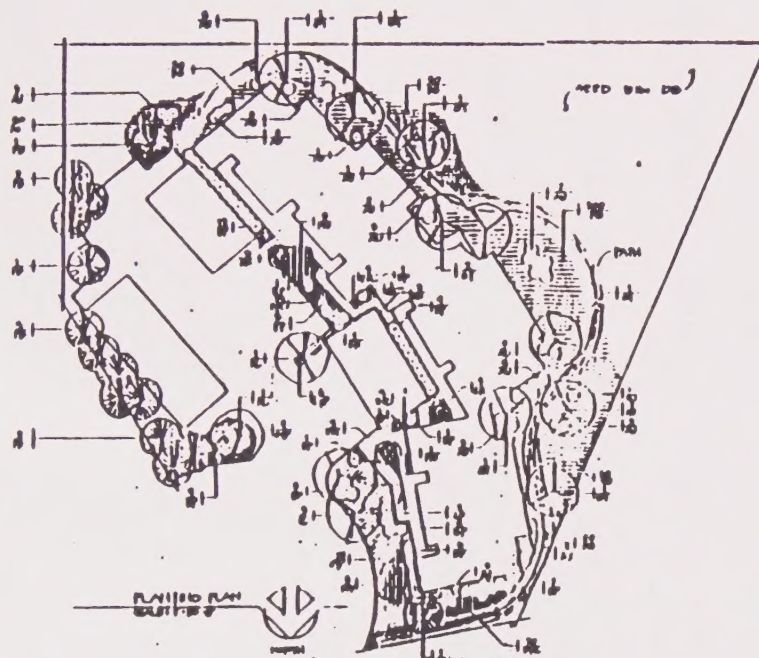
- Adiantum pedatum*.....Maidenhair Fern
- Athyrium filix-femina*.....Lady Fern
- Pteridium aquilinum*.....Bracken Fern

Non-Native:

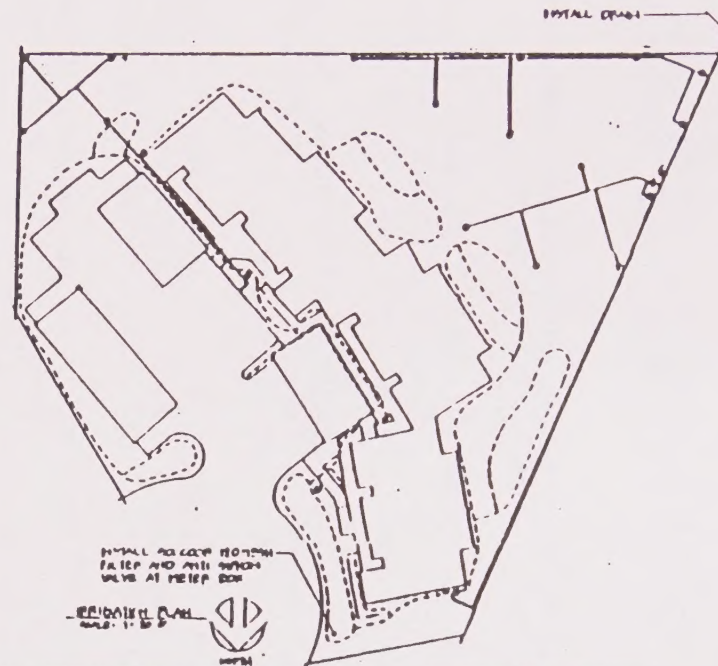
- Denstaedtia punctilobula*.....Hay-Scented Fern
- Deyopteris spinulosa*.....Lacy Wood Fern
- Polystichum acrostichoides*.....Christmas Fern

# EXAMPLE PLANS

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Q	FEI	TYPE	QUB	PLANTING
1	11	ARBOREAL PLANT	11	PLANT 11
2	12	ARBOREAL PLANT	12	PLANT 12
3	13	ARBOREAL PLANT	13	PLANT 13
4	14	ARBOREAL PLANT	14	PLANT 14
5	15	ARBOREAL PLANT	15	PLANT 15
6	16	ARBOREAL PLANT	16	PLANT 16
7	17	ARBOREAL PLANT	17	PLANT 17
8	18	ARBOREAL PLANT	18	PLANT 18
9	19	ARBOREAL PLANT	19	PLANT 19
10	20	ARBOREAL PLANT	20	PLANT 20
11	21	ARBOREAL PLANT	21	PLANT 21
12	22	ARBOREAL PLANT	22	PLANT 22
13	23	ARBOREAL PLANT	23	PLANT 23
14	24	ARBOREAL PLANT	24	PLANT 24
15	25	ARBOREAL PLANT	25	PLANT 25
16	26	ARBOREAL PLANT	26	PLANT 26
17	27	ARBOREAL PLANT	27	PLANT 27
18	28	ARBOREAL PLANT	28	PLANT 28
19	29	ARBOREAL PLANT	29	PLANT 29
20	30	ARBOREAL PLANT	30	PLANT 30



- NOTES**
1. ALL PLANTING TO BE DONE TO THE 100% PLAN AND 100% ELEVATION. ALL PLANTING TO BE DONE TO THE 100% PLAN AND 100% ELEVATION.
  2. ALL PLANTING TO BE DONE TO THE 100% PLAN AND 100% ELEVATION.
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- LEGEND**
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  - 6. ALL PLANTING TO BE DONE TO THE 100% PLAN AND 100% ELEVATION.

VALLEY VIEW VILLAGES  
VIA DRIVE, COSTA MESA, CA

100% PLAN  
100% ELEVATION  
100% PLAN AND 100% ELEVATION

LANDSCAPE AND ELEVATION PLANS



13. Additional Information

- A. Information on the availability of specific plant species can be obtained from local nurseries and garden centers.
- B. Additional information on landscaping can be found in the following books and booklets:

Division of Agricultural Sciences, University of California, "Deer-Resistant Plants for Ornamental Use", May, 1980. Leaflet #2167.

Division of Agricultural Sciences, University of California, "Landscape for Fire Protection", January, 1976. Leaflet #2401.

Division of Agricultural Sciences, University of California, "Native California Plants for Ornamental Use", May, 1981. Leaflet #2831.

Division of Agricultural Sciences, University of California, "Planning for your Mountain Property", Leaflet #21360.

(All of these leaflets are available at the Cooperative Extension Office, 52 North Washington Street, Sonora.)

Lane Publishing Co., Sunset New Western Garden Book, 1979.

Pacific Gas & Electric, "Trees - Planting for the future", 1984.

(Available at PG & E office, 14550 Tuolumne Road, Sonora)

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